

## ***Density Limitations***

### ***Overview***

The maximum permissible density for multi-family housing in the Tahoe Basin is currently 15 units per acre. Affordable housing is allowed a 25 percent density bonus (which would allow up to 18.75 units per acre) when the following two specific findings can be made: 1) the project, at the increased density, satisfies a demonstrated need for additional affordable housing; and 2) the additional density is consistent with the surrounding area. Maximum densities are generally not achievable due to other site constraints which limit land coverage availability but may be more achievable with proposed changes to the RPU. Placer County is expected to propose higher densities in its Community Plan Update though this would require an amendment to the RPU in order to be implemented.

### ***Conclusions***

Density limits can be a constraint to the production of affordable housing in the Tahoe Basin. Developers of affordable housing often require higher densities to make a project financially feasible. Although density bonuses are available to some affordable housing developments, maximum densities are often not achievable due to other site limitations such as land coverage limitations, height restrictions, and setbacks.

## ***Affordable Housing Incentives***

### ***Overview***

TRPA has various provisions to reduce the regulations for affordable housing projects. To encourage the development of moderate-income housing, TRPA has developed a Moderate-Income Housing Program, which local jurisdictions must develop in collaboration with TRPA.

In April 2004, the TRPA amended its Regional Plan in an effort to encourage the development of moderate-income housing units in the Tahoe Basin. The TRPA amendments stipulate that multi-residential bonus units be made available to moderate-income housing projects that are designed as transit oriented developments. Additionally, to qualify, local jurisdictions must deed restrict eligible moderate-income units in perpetuity.

On July 27, 2005 the TRPA Governing Board certified the Moderate Income Housing Program Plan submitted by the former Redevelopment Agency. The adopted plan allows the County to provide an incentive to developers to create moderate-income (80 percent of the county median income) and very low income (50 percent of the county median income) housing projects in the Tahoe Basin. This program qualifies moderate-income projects for "bonus units" which are equivalent to an allocation and which would otherwise need to be purchased on the market or transferred from another project. New, affordable low and very-low income housing units are exempt from development allocations.

### ***Conclusions***

While TRPA regulations create constraints on the production of housing, low-income housing projects have fewer, yet still significant, restrictions. Regulations on moderate-income housing are more restrictive. TRPA also has various provisions to promote the production of moderate-income housing units. Placer County does not have any authority to change the TRPA regulatory environment but can work with TRPA to implement changes to remove barriers to production of affordable housing in the basin.

## **14. Local Efforts to Remove Barriers**

Placer County continues to work with TRPA to modify policies that are negatively impacting the creation of affordable housing such as restrictions on the construction of secondary dwelling units. County staff will also continue to be involved in the ongoing TRPA Regional Plan update. The Draft RPU, Policy HS-3.1 states:

*TRPA shall regularly review its policies and regulations to remove identified barriers preventing the construction of necessary affordable housing in the region. TRPA staff will work with local jurisdictions to address issues including, but not limited to, workforce and moderate income housing, secondary residential units and long term residency in motel units in accordance with the timeline outlined in the Implementation Element.*

The County will also continue to implement the employee housing requirements established on new commercial developments in the Tahoe region.

## **B. Potential Non-Governmental Constraints**

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, State law requires that the Housing Element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. The primary non-governmental constraints to the development of new housing in Placer County can be broken into the following categories: availability of financing, development costs, and community sentiment.

### **1. Availability of Financing**

For credit-worthy projects, residential construction loan rates are currently (2012) extremely low. However, since interest rates reflect deliberate monetary policy selected by the Federal Reserve Board, it is not possible to forecast what will happen to interest rates during the upcoming Housing Element planning period, but rates are not expected to drop from the historic lows of today (2012). If interest rates rise, not only will it make new construction more costly (since construction period loans are short term and bear a higher interest rate than amortized mortgages), but it will also lower the sales price that buyers can afford to pay.

Mortgage interest rates are also currently (2012) historically low. This makes it easier for households to finance house purchases. However, due to the recent collapse of the “sub-prime” mortgage market, loan qualification standards are considerably stricter and the availability of financing is considerably reduced. As a note, in the calculations for the ability to pay for housing examples shown earlier in this document, a seven-percent interest rate was used to accommodate a potential increase in interest rates in the future. Recent changes in the mortgage industry also require larger down-payments when purchasing a home.

### **2. Development Costs**

#### **Land Costs**

Costs associated with the acquisition of land include both the market price of raw land and the cost of holding the property throughout the development process. Land acquisition costs can account for over half of the final sales price of new homes in very small developments and in areas where land is scarce.

Raw land costs vary substantially across the county based on a number of factors and due to the collapse of the housing market, prices are down considerably from the peak of the market several years ago. The main determinants of land value are location, proximity to public services, zoning, and parcel size. Land in a desirable area that is zoned for residential uses will likely be more valuable than a remote piece of land that is zoned for agricultural uses.

As properties begin to get closer to existing development with zoning regulations that allow for more dense development, the typical sale price per acre increases. Based on market data, pure agricultural values appear to be between \$6,000 and \$8,000 per acre. For buildable parcels, sale prices typically range from \$20,000 to \$30,000 per acre depending on property attributes and if utilities available.

Land within spheres of influence typically sells within the \$27,000 to \$40,000 per acre range. Recent land sales (2009-2012) put approved, but unimproved lots selling in the \$16,000 to \$20,000 range (down from \$50,000 at the height of the market in 2005-06). Ready-to-build lots in subdivisions have been selling for between \$60,000 and \$100,000 per lot (2012).

Based on a small sample of properties listed for sale in the Tahoe Basin, raw land was listed for around \$800,000 per acre, and some entitled lots were listed at nearly \$2 million dollars for a 5,000 square foot subdivided lot.

## **Construction Costs**

Construction costs vary widely depending on the type, size, and amenities of the development. According to Placer County Supervising Building Inspector Ken Sibley, the average construction costs in Placer County in 2012 are approximately \$100 to \$135 per square foot.

In the Tahoe Basin portion of Placer County, construction costs are somewhat greater. A developer with experience building affordable housing in the Tahoe Basin estimated that construction costs are currently (2012) between \$125 and \$175 per square foot in the Tahoe Basin. This cost does not include land cost, fees, and entitlement costs—all of which cost significantly more in the Tahoe Basin than in other areas of the county.

The competition for labor and materials during the housing boom ending in 2005 caused an increase in labor and material costs; however, this competition has now diminished with the recent decline in the housing market, causing labor costs to drop and material prices to stabilize. While the economy is now beginning to recover from the recession, a study by McGraw-Hill Construction shows that 69 percent of architect, engineer, and contractor professionals expect workforce shortages in the next three years. The downturn in construction activity caused many workers to leave the profession and few of these workers are expected to return.

High construction costs coupled with high land costs make it difficult for private sector developers to provide housing for lower-income residents. Subsidies, incentives, and other types of financial assistance are available to private sector developers to bridge the gap between actual costs of development and the sale price of affordable housing.

## Total Housing Development Costs

As shown in Table 68, the total of all housing development costs discussed above for a typical entry-level single-family home (1,500 square feet) in the unincorporated county is roughly \$258,000 including site improvements, construction costs, fees and permits, and land costs.

| <b>TABLE 68</b><br><b>ESTIMATED SINGLE-FAMILY HOUSING DEVELOPMENT COSTS</b><br><b>Placer County</b><br><b>2012</b> |                   |
|--|-------------------|
| Type of Cost   | Amount (Per Unit) |
| Land Costs (one acre)  | \$25,000          |
| Site Improvement Costs   | \$15,000          |
| Total Construction Cost  | \$176,250         |
| Total Development Impact Fees  | \$41,788          |
| Total Housing Development Costs  | <b>\$258,038</b>  |

Source: Placer County, 2012.

| <b>TABLE 69</b><br><b>ESTIMATED MULTIFAMILY HOUSING DEVELOPMENT COSTS</b><br><b>Placer County</b><br><b>2012</b> |                   |
|--|-------------------|
| Type of Cost   | Amount (Per Unit) |
| Land Costs   | \$25,000          |
| Site Improvement Costs   | \$20,000          |
| Total Construction Cost (1,000 ft. at 125/sf)  | 125,000           |
| Total Development Impact Fees  | \$29,688          |
| Total Housing Development Costs  | <b>\$199,688</b>  |

Source: Placer County, 2012.

## 3. Community Sentiment

Community attitude toward housing can play a crucial role in determining the type and cost of housing that will be built. While there is a general recognition of the need for more affordable housing in Placer County's communities, during the Housing Element workshops, meetings, and hearings, some residents voiced a concern about the design incompatibility of many affordable housing projects. Some community members perceive the concentration of affordable, high-density housing as a potential for the development of slums. Applying local design guidelines and standards can help lessen the public's negative perceptions of affordable housing.

Developers of potentially controversial housing complexes can deal with opposition by addressing legitimate community concerns regarding the type of housing, noise, traffic, and the impact that the proposed development will have on County services. A key to successfully obtaining development approvals is to obtain the support of local community groups and organizations. Involving the community in the early phases of the project is essential for creating the basis for cooperation and constructive participation in the planning process.

## SECTION IV: EVALUATION

### A. Housing Accomplishments

#### *1. 2007 to 2012 Accomplishments*

One important step that the County has undertaken to provide greater housing opportunities is the approval of the Placer Vineyards Specific Plan in July 2007. The Placer Vineyards Specific Plan will guide development of approximately 5,230 acres of land located in the southwest corner of Placer County approximately 15 miles north of the City of Sacramento. The project will include 14,132 dwelling units. An application was received in October 2012 to revise the Specific Plan to allow for 21,631 dwelling units.

Placer County has adopted the Sacramento Area Council of Government's (SACOG) Affordable Housing Compact. The SACOG compact provides for voluntary production standards that the County applies to Specific Plan projects. At least 10 percent of all new housing construction should meet an affordability standard. The 10 percent goal is guided by the following rules:

- At least 4 percent of all new housing construction will be affordable to very low-income families.
- At least 4 percent of all new housing construction will be affordable to low-income families.
- Up to 2 percent of the 10 percent goal could be met by housing affordable to moderate-income families.

Placer Vineyards' 1,372 affordable units (2,122 units if proposed Specific Plan amendment is approved) must be developed concurrent with market rate units or upon established triggers for construction as set forth in the development agreement.

There are two additional Specific Plans that have been approved since 2007. The 506-acre Riolo Vineyards Specific Plan proposal includes a maximum of 933 residential units consisting of low, medium, and high density development as well as rural and agricultural residences in the Dry Creek area of Western Placer County. This project has an affordable housing component of 93 units. The Specific Plan was approved by the County in 2009.

The Regional University Specific Plan includes 1,136 acres in the unincorporated portion of southwest Placer County. The site is located south of Pleasant Grove Creek between Brewer Road and the western boundary of the City of Roseville. A total of 3,232 dwelling units are planned with 316 units designated as affordable according to the ten percent affordability requirement. The Specific Plan was approved in 2008.

### **Workforce Housing**

An employee housing ordinance was drafted in 2003 but has not been adopted. The County requires residential and commercial projects in the Tahoe-Sierra region to comply with the Housing Element Policy C-2. New projects in the Sierra Nevada and Lake Tahoe areas are required to mitigate potential impacts to employee housing by housing 50 percent of the full-time equivalent employees (FTEE) generated by the development.

Placer County has required resorts to provide or finance workforce housing since 1992. But the policy allows resorts to pay in-lieu fees that are insufficient to develop housing. The proposed ordinance would

extend requirements to other types of development around Lake Tahoe and close the existing loopholes by indexing in-lieu fees to inflation. Commercial, industrial, recreational, resort, and office developments that generate fewer than five full-time equivalent employees are exempt, as are renovation projects where the building size, the number of dwelling units or the number of employees is not increased. An in-lieu fee and dedication of land are options available to certain project types.

Several workforce housing projects have been approved in the Lake Tahoe region. Sawmill Heights, a 96-unit affordable housing development with 240 bedrooms was built at the Northstar development as part of the ski resort's expansion project. The County Housing Trust Fund loaned \$350,000 to Northstar Community Housing for deeper targeting to restrict 12 units to low-income affordability. The employee housing development which opened in late-2006 is located off of Highway 267 at Northstar Drive. The County recently forgave its loan to the project and the affordability restriction was extended for an additional 35 years until 2061.

Hopkins Ranch, currently under construction, will provide 50 affordable duplex-style units in Martis Valley. The units are being constructed to meet the affordable housing conditions associated with the Martis Camp housing and golf course development.

One project in the entitlement stage, the Squaw Valley Specific Plan, is expected to have a significant workforce housing requirement. The specific plan proposes a recreation-based, all-season resort community consisting of 1,335 residential and guest accommodation units and commercial space to be built in four phases over a 12 to 15 year period. The workforce housing obligation for the project has not been determined as of yet.

## **Children's Shelter**

The County has shown continual dedication to meeting the needs of families. In late-March 2008, the County opened its new state-of-the-art Children's Emergency Shelter and Health Center in North Auburn. It replaced the county's existing Children's Receiving Home for children who have been abused or neglected. The new Children's Emergency Shelter on 3.6 acres includes an administration building, the residential and common living spaces of the shelter, an education building, and gymnasium, as well as outdoor recreation areas. Total project cost was \$11.5 million and included \$300,000 from the Housing Trust Fund.

## **Emergency Shelters/Transitional Housing**

The County updated its Zoning Ordinance to bring the Code into compliance with State housing law for emergency shelters, transitional housing, single-room occupancy residential units, and supportive housing. The amendments established definitions for each, identified appropriate zoning districts where these uses are allowed, and development standards that apply to the units.

## **Farmworker Housing**

The County amended the Zoning Ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6. Agricultural farm employee housing is now an allowed use in the Residential-Agricultural (RA), Residential Forest (RF), Agricultural Exclusive (AE), Farm (F), Forestry (FOR), and Open Space (O) zone districts.

## **Community House of Kings Beach (Mental Health and Support Services)**

The Placer County Board of Supervisors recently (October 2012) committed \$500,000 in State funding to support the Community House of Kings Beach, a proposed drop-in center for mental health and support services. The funds will help finance the purchase and renovation of a former motel and residence at 265 Bear Street in Kings Beach by the Community House of Tahoe Truckee Community Foundation. The property will be turned into a community center that will house the project's three main partners: the Tahoe Safe Alliance, North Tahoe Family Resource Center, and Project MANA. The center also will provide desks for other service providers, four individual counseling rooms, a children's therapy area, and designated space for family team meetings.

The County Health and Human Services Department estimates the community center will serve about 3,000 people annually. The \$500,000 will come from funds Placer County receives from the State under the California Mental Health Services Act (MHSA). In a plan approved by the state in 2009, Placer County identified a community center committed to providing mental health and other services at North Lake Tahoe as a proposed use of MHSA funds earmarked for capital facility and technology projects.

## ***2. On-Going Efforts***

Several housing policies are already in effect in Placer County to create affordable housing, and others are being considered.

Interagency cooperation is an absolute imperative to increase the supply of affordable housing in the Tahoe basin. Placer County continues to collaborate with the Tahoe Regional Planning Agency to modify policies that are negatively impacting the creation of affordable housing in the Tahoe Basin. TRPA is currently (2012) working to update its Regional Plan which is expected to go before the TRPA Board for approval in December 2012. Providing a variety of housing choices around the basin has been identified as a top priority. Coordinating policy integration between TRPA's planning efforts and County plans will be ongoing.

Placer County has begun the process of updating its Tahoe Community/General Plans. The County's Update is being coordinated with the Tahoe Regional Planning Agency's Regional Plan Update. Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Community Plans within the Tahoe Basin must be consistent with the TRPA Regional Plan.

## **Housing Preservation and Construction**

Affordable housing developers (private for-profit and non-profit companies) can play a significant role in assisting the County to meet its affordable housing objectives. Prior to dissolution, the Redevelopment Agency currently had \$2 million of Housing Set-Aside funds available to loan to affordable housing developers in western Placer County. New construction, rehabilitation and/or acquisition projects were eligible. Four projects were funded using Set-Aside funding. USA Properties has been offered assistance to construct the Quartz Ridge project, a 64-unit affordable housing project on County-owned land in North Auburn. AMIH was given funds to rehabilitate a group home in the City of Rocklin. Habitat for Humanity also received funding to help construct two homes within the City of Rocklin.

Placer County supports homeownership through the First Time Homebuyer Down Payment Assistance Program. Since the program was adopted in 2000, the County has provided financial assistance to 57

low-income homeowners to purchase homes in the county. The County supports investment in the existing housing stock through the County's Housing Rehabilitation Program.

The former Redevelopment Agency provided financial assistance to DOMUS to construct 77 affordable housing units on five sites in Kings Beach. Funding included \$7,918,300 in redevelopment monies, \$2 million in HOME funds applied for by the County on behalf of the applicant, and a \$3,314,400 Infill Infrastructure Grant also applied for by the County. The majority of the remainder of funding necessary to construct the project was from Tax Credits.

The County continues to apply for Federal and State housing funds to continue its housing rehabilitation programs. The County received \$500,000 in CDBG funds to be used for housing rehab loans in Kings Beach and a \$289,000 grant for housing rehab loans in Sheridan.

Seniors First is a private, non-profit corporation that provides health and safety repair services to elderly/disabled households free of charge recently received \$45,000 in County funding. Services are provided to very low-, low-, and moderate-income seniors, and very low-, low-, and moderate-income disabled people who are owner-occupants of these residences in the unincorporated areas of Placer County. Services cannot exceed \$1,300.

## **B. Review of Existing (2008) Housing Element**

The following section reviews and evaluates the County's progress in implementing the 2008 Housing Element. It reviews the results and effectiveness of policies, programs, and objectives for the previous Housing Element planning period. Table 70 and Table 71 provide an evaluation of the 2008 Placer County Housing Element's policies and implementation programs.



**TABLE 70**  
**EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT POLICIES**

|     | Policies  | Status     | Evaluation   | Recommendation   |
|-----|---|------------|--|--|
| A-1 | The County shall maintain an adequate supply of appropriately zoned land with public services to accommodate housing needs of existing and future residents.  | Ongoing    | The County will analyze requiring minimum densities in areas designated for multi-family housing development.  | Retain policy  |
| A-2 | The County shall ensure that its adopted policies, regulations, and procedures do not add unnecessarily to the cost of housing while still attaining other important County objectives.   | Ongoing    | Current County policy, but consistent review is necessary.   | Retain policy  |
| A-3 | The County shall encourage innovative subdivision design and a range of housing types within larger-scale development projects to encourage mixed-income communities (e.g., single-family detached homes, second units, duplexes, live-work units). | Ongoing    | Specific Plans and other large projects are encouraged to provide a mix of housing types.  | Retain policy  |
| A-4 | The County shall encourage mixed-use and transit-oriented development projects where housing is provided in conjunction with compatible non-residential uses.   | Ongoing    | Strategic planning is needed to allow for mixed-use development in appropriate areas of the County. The County has proposed creation of a "mixed-use" zone district that would allow for higher density residential development.                 | Modify policy to focus on multi-family development. Combine with Policy A-7. |
| A-5 | The County shall encourage residential infill development through flexible development standards, and other incentives in areas of the county where adequate public facilities and services are already in place.                                   | Incomplete | This program has not been accomplished.  | Retain policy  |
| A-6 | The County shall encourage residential development of high architectural and physical quality.  | Ongoing    | This is and has consistently been County policy.   | Retain policy  |
| A-7 | The County shall encourage the development of multi-family dwellings in locations where adequate infrastructure and public services are available.  | Ongoing    | This is and has consistently been County policy.   | Retain policy  |
| A-8 | Placer County shall continue to implement the policies and requirements of the Placer County Design Guidelines Manual and community design elements of the various community plans.   | Ongoing    | This is and has consistently been County policy. The Landscape Design Guidelines are currently being updated.  | Retain policy  |
| B-1 | The County shall give highest priority for permit processing to development projects that include an affordable residential component.  | Ongoing    | The County gives priority to affordable housing projects for both planning and building permit reviews.  | Retain policy  |
| B-2 | The County shall consider the appropriateness of County-owned surplus land for affordable housing. If found appropriate for housing, the County may lease, sell or grant such property to facilitate the construction of affordable housing.        | Ongoing    | County-owned surplus land, particularly at the DeWitt complex in North Auburn, may be suitable for affordable housing. A proposed master plan for the DeWitt complex is an opportunity to designate parcels for high-density affordable housing. | Retain policy  |
| B-3 | The County shall continue to apply for funds from the State and Federal government to construct and preserve affordable housing.  | Ongoing    | The County continues to pursue housing programs and funding which are available at the State and Federal levels.   | Retain policy  |
| B-4 | The County shall require housing for low-income households that is to be constructed on-site in a new residential project to be dispersed throughout the project to the extent practical given the size of the project and other site constraints.  | Ongoing    | This is current County policy and has been implemented at several developments including the Lariat Ranch subdivision in North Auburn.   | Retain policy  |

**TABLE 70  
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT POLICIES**

|      |   |              |   |  |
|------|---|--------------|---|--|
| B-5  | Affordable housing produced through government subsidies and/or through incentives or regulatory programs shall be distributed throughout the County and not concentrated in a particular area or community.  | Ongoing      | Affordable housing tends to be concentrated in North Auburn and Kings Beach primarily due to their former status as Redevelopment areas. Siting is limited due to infrastructure constraints. Affordable housing shall be integrated into Community Plans.                  | Retain policy, but modify to address infrastructure constraints. |
| B-6  | The County shall require low-income-housing units in density bonus, or other projects that may be required to provide affordable housing, to be developed in a timely manner with the market-rate units in the project to avoid delaying the construction of the affordable units to the end of the project.  | Ongoing      | This is current County policy. For Specific Plan projects, the construction of affordable units is typically spelled out in Development Agreements and must be built as specified development milestones are reached.   | Retain policy  |
| B-7  | The County shall facilitate expanded housing opportunities that are affordable to the workforce of Placer County.   | Ongoing      | The County has completed a draft employee housing ordinance that has not been adopted. In the meantime, the policy is being applied to residential and non-residential projects in the Tahoe area.  | Retain policy  |
| B-8  | The Redevelopment Agency shall utilize at least 20 percent of all tax increment proceeds for low-income housing, in accordance with State law. Furthermore, a portion of all units built in the redevelopment area shall be affordable to very low-, low- and moderate-income households, as required by State law.   | Discontinued | The Redevelopment Agency was dissolved in February 2012.  | Discontinue policy   |
| B-9  | For residential projects outside of a specific plan area where more than 10 percent of the units are affordable to very low-income households, or 20 percent are affordable to low-income households, or 30 percent are affordable to moderate-income households, 100 percent of the development-related fees over which the County has direct control shall be waived. | Ongoing      | This fee reduction policy is utilized as opportunity arises.  | Retain policy  |
| B-10 | On a case-by-case basis, when evaluating possible reductions in development standards to encourage affordable housing, the County shall also consider public health, safety, and other important standards such as adequate open space in developments.   | Ongoing      | This has consistently been County policy.   | Retain policy  |
| B-11 | The County shall continue efforts to streamline and improve the development review process, and to eliminate any unnecessary delays in the processing of development applications.  | Ongoing      | The County consistently looks for ways to streamline the permitting and development review process. The County's permit tracking software has been extremely helpful in coordinating County approvals and will allow for future electronic filing of permits by the public. | Retain policy. Move to Section A.                                |
| B-12 | The County shall continue to give highest priority in the development review process to senior housing, very low-, low-, and moderate-income housing projects.  | Ongoing      | The County gives priority to affordable housing projects for both planning and building permit reviews.   | Remove, repeat of Policy B-1                                     |
| B-13 | The County shall continue to implement the following incentive programs for the construction of affordable housing:   | Ongoing      | These policies have resulted in a number of affordable housing units and will be continued.   | Retain policy  |

**TABLE 70  
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT POLICIES**

|      |  |         |  |               |
|------|--|---------|--|---------------|
|      | Allow second residential units with single-family residences;<br>Allow mobile homes and manufactured housing in all residential zoning districts;<br>Allow “hardship mobile homes” as second residential units in residential and/or agricultural zones; and,<br>Allow relief from parking standards and other specified development standards on developments for seniors and for low and very low-income residents.  |         |  |               |
| B-14 | To preserve homeownership and promote neighborhood stability, the County shall attempt to alleviate individual and community issues associated with foreclosures.  | Ongoing | This is handled through code enforcement.  | Retain policy |
| B-15 | The County shall require that any privately-initiated proposal to amend a General Plan or Community Plan land use designation of Agricultural/Timberland, Resort and Recreation, Open Space, General Commercial, Tourist/Resort Commercial, or Business Park/Industrial to a land use designation of Residential or Specific Plan shall include an affordable housing component subject to approval by County and/or comply with any adopted County affordable housing program.  | Ongoing | An affordable housing program has not been adopted. Applicants are required to provide an affordable housing component with the noted land use designation changes.  | Retain policy |
| B-16 | The County currently requires 10 percent of residential units in specific plans be affordable (4 percent very-low, 4 percent low, 2 percent moderate). On a case-by-case basis, the County shall consider allowing developers that provide extremely low-income units to reduce the required percentage of other affordable units.   | Ongoing | This policy has been in place but not yet utilized by any developers.  | Retain policy |
| C-1  | The County shall encourage the Tahoe Regional Planning Agency (TRPA) to: (a) strengthen the effectiveness of existing incentive programs for the production of affordable housing in the Lake Tahoe Region and (b) change its regulations to permit second residential units.  | Ongoing | County staff is working with TRPA and other jurisdictions on an update to the Tahoe Basin Regional Plan. Additional measures to encourage affordable housing production are being considered. The County is also seeking to allow secondary units on parcels less than one-acre in size. | Retain policy |
| C-2  | The County shall require new development in the Sierra Nevada and Lake Tahoe areas to provide for employee housing equal to at least 50 percent of the housing demand generated by the project. If the project is an expansion of an existing use, the requirement shall only apply to that portion of the project that is expanded (e.g., the physical footprint of the project or an intensification of the use).<br>Employee housing shall be provided for in one of the following ways: <ul style="list-style-type: none"> <li>• Construction of on-site employee housing;</li> <li>• Construction of off-site employee housing;</li> <li>• Dedication of land for needed units; and/or</li> </ul> | Ongoing | This is current County policy. An in-lieu fee has not been determined. Therefore, applicants have been required to build the employee housing. An affordable housing ‘bank’ has been considered but not implemented.   | Modify policy |

**TABLE 70**  
**EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT POLICIES**

|      |   |         |   |  |
|------|---|---------|---|--|
|      | <ul style="list-style-type: none"> <li>• Payment of an in-lieu fee.</li> </ul>  |         |   |  |
| C-3  | The County shall work with the Tahoe Regional Planning Agency (TRPA) to encourage the construction of larger units (i.e., three or more bedrooms) for families in the Kings Beach area.   | Ongoing | Incomplete.   | Delete policy. No longer applicable since the Regional Plan Update is complete.      |
| D-1  | The County shall continue to make rehabilitation loans to low-income households from its CDBG program revolving loan funds.   | Ongoing | This program is now being managed by the Planning Division.   | Repetitive with Policy D-2   |
| D-2  | The County shall continue to apply for CDBG, HOME, and other similar State and Federal funding for the purpose of rehabilitating low-cost, owner-occupied, and rental housing. Additionally, the County shall seek to obtain additional Section 8 Housing Choice Vouchers.  | Ongoing | The Planning Division will continue to apply for funding from State and Federal sources. The Housing Authority will seek to obtain additional Section 8 vouchers. | Modify policy to remove reference to Section 8, since this is covered in Policy D.7. |
| D-3  | The County shall discourage the conversion of mobile home parks to other types of housing and to other land uses except where the living conditions within such parks are such that an alternative land use will better serve the community and/or the residents of the mobile home park or the conversion results in the replacement of such affordable housing. | Ongoing | This has consistently been County policy.   | Retain policy  |
| D-4  | The County shall require the abatement of unsafe housing conditions while giving property owners adequate time to correct deficiencies.   | Ongoing | This is standard procedure for the Placer County Code Enforcement division.   | Retain policy  |
| D-5  | The County shall allow the demolition of existing multi-family units only when a structure is found to be substandard and unsuitable for rehabilitation.  | Ongoing | This has consistently been County policy.   | Retain policy  |
| D-6  | The County shall support efforts to convert mobile home parks where residents lease their spaces to parks where residents own their spaces.   | Ongoing | No opportunities have been realized to further this program.  | Retain policy  |
| D-7  | The County shall continue to provide Section 8 Housing Choice Voucher assistance to eligible households and pursue funding for additional vouchers.   | Ongoing | This program is managed by the Housing Authority.   | Retain policy, but move to Section B.  |
| D-8  | The County shall allow dwellings to be rehabilitated that do not meet current lot size, setback, or other current zoning standards, so long as the non-conformity is not increased and there is no threat to public health and/or safety.   | Ongoing | This has consistently been County policy.   | Retain policy  |
| D-9  | The County shall adhere to State law requiring tenant notice and landlord relocation assistance in cases of demolition of multi-family housing.   | Ongoing | The County continues to monitor multi-family residential demolitions to ensure compliance with State laws.  | Retain policy  |
| D-10 | The County shall adhere to the requirements of State law regarding mobile home conversions.   | Ongoing | The County continues to monitor conversions of mobile home parks to ensure compliance with State laws.  | Retain policy  |
| D-11 | The County's Code Enforcement Officers shall continue to work with property owners to preserve the existing housing stock.  | Ongoing | This is standard procedure for the Placer County Code Enforcement division.   | Retain policy  |
| E-1  | The County shall strive to preserve all at-risk dwelling units in the   | Ongoing | The County continues to monitor at-risk dwelling  | Retain policy  |

**TABLE 70**  
**EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT POLICIES**

|     |  |         |  |   |
|-----|--|---------|--|---|
|     | unincorporated County.   |         | units and seeks ways to provide for permanent affordability.   |   |
| E-2 | The County shall require at least two years notice prior to the conversion of any deed-restricted affordable units to market rate in any of the following circumstances:<br>The units were constructed with the aid of government funding;<br>The units were required by an affordable housing program;<br>The project was granted a density bonus; and/or<br>The project received other incentives.<br>Such notice will be given, at a minimum, to the California Department of Housing and Community Development (HCD), the Placer County Housing Authority, the Placer County Redevelopment Agency, and the residents of at-risk units. | Ongoing | As the first agreement nears end in 2014, the County needs to analyze the cost of keeping the units as affordable and take measures to ensure continued affordability.   | Retain policy                           |
| F-1 | The County shall encourage the development of housing for seniors, including congregate care facilities.   | Ongoing | A number of senior care facilities have been approved in recent years including the Timberline project in North Auburn consisting of nine two- and three-story independent living buildings, 72 villa duplexes, 68 detached villas, two independent living buildings, and four retirement "common buildings" that in total equal 780 living units. | Retain policy                           |
| F-2 | County policies, programs and ordinances shall provide opportunities for persons with disabilities to reside in all neighborhoods.   | Ongoing | A Reasonable Accommodation Ordinance was adopted in 2008.  | Retain policy                           |
| F-3 | The County shall reduce parking requirements for special needs housing if a proponent can demonstrate a reduced parking need.  | Ongoing | This has consistently been County policy.  | Retain policy                           |
| F-4 | In accordance with the Reasonable Accommodation Ordinance, the County shall continue to streamline County procedures related to accessibility and adaptability of housing for persons with disabilities.   | Ongoing | The County continues to implement the Reasonable Accommodation Ordinance. The requirement to notify nearby property owners of a RA request should be revisited for potential deletion.   | Modify policy                           |
| F-5 | The County shall continue to facilitate efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers.   | Ongoing | A farmworker housing Zoning Text Amendment was approved in 2012.   | Retain policy. Combine with Policy F-6. |
| F-6 | The County shall support appropriate amounts of farmworker and farm family housing in agriculturally-zoned areas where it promotes efficiency in the farming operation and has minimal impact on productive farmland.  | Ongoing | A farmworker housing Zoning Text Amendment was approved in 2012.   | Retain policy. Combine with Policy F-5. |
| F7  | The County shall continue to implement the incentive programs for senior housing, including the density bonus ordinance and priority processing.   | Ongoing | This is and has consistently been County policy.   | Retain policy                           |
| G-1 | The County shall continue to support emergency shelter programs, such as the Gathering Inn, that provide shelter in centralized locations, which are accessible to the majority of   | Ongoing | The County should consider additional ways to support the Gathering Inn or other shelter programs operating within Placer County.  | Expand policy                           |

**TABLE 70**  
**EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT POLICIES**

|     |  |             |   |  |
|-----|--|-------------|---|--|
|     | homeless persons in the County.  |             |   |  |
| G-2 | The County shall continue to assist various non-profit organizations involved with emergency shelter(s) and other aids to homeless persons.  | In Progress | The County and its partners' efforts are aimed at preventing homelessness through housing, services and support.  | Follow Ten Year Homelessness Plan                |
| G-3 | The County shall assess the system-wide delivery of services and expenditures aimed at assisting those who are homeless to ensure that funding is appropriated judiciously and local efforts are not duplicated.   | Ongoing     | Delivery of services was examined while creating the Ten-Year Plan to End Homelessness in Placer County (2004).   | Follow and Update the Ten Year Homelessness Plan |
| G-4 | The County shall continue to work with local organizations at the community level through the Continuum of Care strategy to address homelessness and associated services issue, which may include a homeless crisis intake center to better assist those who wish to move from homelessness to self-sufficiency. | In Progress | Placer County participates in the Placer Consortium on Homelessness and Affordable Housing. A Ten-Year Plan to End Homelessness in Placer County was initiated in 2004. | Retain policy                                    |
| H-1 | The County shall require that all new dwelling units meet current State requirements for energy efficiency, and encourage developers to exceed Title 24 requirements. Retrofitting of existing units shall be encouraged.  | Ongoing     | This is and has consistently been County policy.  | Retain policy                                    |
| H-2 | The County shall promote land use patterns that encourage energy efficiency, to the extent feasible.   | Ongoing     | Energy efficiency issues are addressed in Specific Plan, CEQA documents and during project review and permitting.   | Retain policy                                    |
| H-3 | The County shall provide incentives, such as streamlined and expedited approval processes, for housing built using green building standards.   | Incomplete  | This has not been completed. Green building elements have been incorporated into the new CA State Building Code.  | Remove policy                                    |
| H-4 | The County shall continue to implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access, to the extent practical.   | Ongoing     | The County reviews solar access issues during the project review and permitting process.  | Retain policy                                    |
| I-1 | The County shall promote housing opportunities for all persons regardless of race, religion, color, ancestry, national origin, sex, disability, family status, income, sexual orientation, or other barriers that prevent choice in housing.   | Ongoing     | This is and has consistently been County policy.  | Retain policy                                    |
| I-2 | The County shall promote the enforcement of the policies of the State Fair Employment and Housing Commission.  | Ongoing     | This is and has consistently been County policy.  | Retain policy                                    |
| J-1 | The County shall continuously work to improve the day-to-day implementation of Housing Element programs.   | Ongoing     | This is and has consistently been County policy.  | Retain policy                                    |

Source: Placer County, 2012.

**TABLE 71**  
**EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT PROGRAMS**

|     | Programs  | Status     | Evaluation  | Recommendation   |
|-----|---|------------|---|--|
| A-1 | As part of a General Plan update or amendment, and as part of each community plan update, the County shall review land use patterns, existing densities, the location of job centers, and the availability of services to identify additional areas that may be suitable for higher density residential development to ensure that a sufficient supply of residentially-zoned land is available to achieve the County's housing objectives.   | Ongoing    | The County continues to evaluate land uses when updating Community Plans to ensure a sufficient supply of residentially-zoned land. The County expects to begin a comprehensive update to the General Plan in 2013. Two Community Plan updates are currently underway: Tahoe Basin and Sheridan. The Granite Bay Community Plan was adopted in February 2012 but did not change land use. | Retain program   |
| A-2 | The County shall amend land use regulations and development standards (e.g., Department of Public Works and Fire Department regulations) where feasible to remove unnecessary impediments to and reduce the cost of the production of housing.  | Incomplete | This program has not been accomplished.   | Delete program; too vague.   |
| A-3 | The County shall periodically review and update, as necessary, the Public Facilities and Services Element of the General Plan, which is a strategy for extending services and facilities to areas that are designated for residential development but do not currently have access to public facilities.  | Planned    | Element to be updated during General Plan Update starting in 2013.  | Retain program   |
| A-4 | The County shall create a mixed-use zoning overlay district and prepare related design guidelines. The County shall also adopt incentives for residential development that is part of a mixed-use project, including but not limited to relaxed development standards, reduced parking requirements, and expedited development review procedures.   | Planned    | Not adopted. Anticipated to be part of General Plan Update.   | Retain program   |
| A-5 | The County shall create an infill development overlay district and prepare related guidelines that allow flexibility in lot sizes, building height, setbacks, site planning, parking requirements, and other development standards to encourage high-density and affordable housing in proximity to transit services.   | Planned    | Not adopted. Anticipated to be part of General Plan Update or a separate Zoning Text Amendment.   | Delete program. This would be accomplished through a new mixed-use zone (Program A-4). |
| A-6 | To facilitate development of infill projects, the County shall adopt an Infill Incentive Ordinance to assist developers in addressing barriers to infill development. Incentives could include, but are not limited to, modifications of development standards, such as reduced parking, increased building height, reduced street width, and relaxed setback requirements to accommodate smaller or odd-shaped parcels; waivers or deferrals of certain development fees, helping to decrease or defer the costs of development; or direct grants from the County. | Planned    | Not adopted. Anticipated to be part of General Plan Update.   | Delete program. This would be accomplished through a new mixed-use zone (Program A-4). |
| A-7 | Due to the loss of multi-family sites to single-family construction, the County shall adopt a Zoning Ordinance amendment to set a minimum density standard for single-family homes in the Multi-Family Residential (RM) zoning district, and prohibit the development of single-family homes in the zoning district unless  | Planned    | Not implemented. Anticipated to be part of General Plan Update.   | Retain program   |

**TABLE 71**  
**EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT PROGRAMS**

|     | Programs   | Status  | Evaluation   | Recommendation |
|-----|--|---------|--|----------------|
|     | built to the new minimum density.  |         |  |                |
| A-8 | The County shall conduct a nexus study to analyze impact fees and planning-related fees associated with residential and non-residential development. The County shall determine whether or not the fees collected in the county are appropriate and fair. In conducting the study, the County shall compare Placer County's fee structure with fees collected in other nearby jurisdictions.   | Ongoing | The County periodically reviews fees to assure the fee schedule is in line with fees charged by nearby jurisdictions.  | Retain program |
| B-1 | The County shall evaluate all County-owned surplus land to determine its suitability for workforce and affordable housing. This evaluation should include the identification of appropriate entities to hold or acquire such land. The County shall also identify a process for transferring the properties to these entities, including procedures for land exchanges if sites more suitable for affordable and workforce housing are to be identified. Affordable housing developed under this program shall have 55-year affordability covenants for multi-family rental units and 45-year affordability covenants for ownership units. | Ongoing | County-owned sites have been included on the vacant land inventory.  | Retain program |
| B-2 | The County shall partner with existing non-profit and for-profit corporations that are interested and able to construct and manage workforce and affordable housing. The County may provide technical and/or financial assistance, such as, site identification, site acquisition, and identification of subsidy sources including HOME funds, CDBG monies, fee waivers, and permit processing.  | Ongoing | Before its dissolution, the Redevelopment Agency selected USA Properties Fund to construct a 64-unit affordable housing project on County-owned land in North Auburn. The developer is seeking low income housing tax credits in order to build the project. | Retain program |
| B-3 | The County shall amend engineering standards and the subdivision and zoning ordinances to allow flexibility in certain development standards as incentives for affordable housing developments. The County shall ensure that adjusting development standards for affordable housing does not result in lower quality housing or higher replacement or maintenance costs in the future. The County shall consider site and potential occupancy characteristics when amending development standards.   | Ongoing | Anticipated to be part of General Plan Update.   | Retain program |
| B-4 | The County shall use the density bonus ordinance to encourage rental and for-sale housing. Developments with more than four units that provide at least 20 percent of the units as affordable to low-income households or 10 percent of the units as affordable to very low-income households may be eligible for a density bonus of 25 percent. As a condition of approval for the density bonus, the units must remain affordable for at least 30 years. The County shall promote the benefits of this program to the development community by posting information on their web page and creating a handout to be distributed with land  | Ongoing | Several density bonus projects have been approved in recent years including Ridgeview Villas, Terracina Oaks, and Atwood Village.  | Retain program |



**TABLE 71**  
**EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT PROGRAMS**

|     | Programs  | Status       | Evaluation  | Recommendation |
|-----|---|--------------|---|----------------|
|     | development applications.   |              |   |                |
| B-5 | The County shall adopt a resolution waiving 100 percent of the application processing fees for developments in which 10 percent of the units are affordable to very low-income households, 20 percent of the units are affordable to low-income households, or 30 percent of the units are affordable to moderate-income households. Additionally, the County shall evaluate waiving environmental review staff time charges for projects containing affordable housing units. To be eligible for fee waiver, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees. | Incomplete   | Resolution in draft form, not adopted.  | Retain program |
| B-6 | Consistent with State law, twenty percent of the tax increment funds accruing to the Redevelopment Agency shall be directed to affordable housing.  | Discontinued | Redevelopment was dissolved in February 2012. The County acquired a six-acre site in the former North Auburn Redevelopment Area and has selected USA Properties to construct a 64-unit affordable housing project on the property. The County through RDA also spent approx. \$5.5 million acquiring four properties for the DOMUS project in Kings Beach.  | Remove program |
| B-7 | The County shall continue to use the Housing Trust Fund to acquire building sites for affordable housing, to provide "gap" financing, to leverage funds for acquiring or constructing affordable housing, to continue to provide secured loans to affordable housing developers for up-front costs, or to subsidize the service and mitigation fee waivers for affordable housing developments.   | Discontinued | Housing Trust Fund moneys were used to assist the DOMUS project in Kings Beach. The \$34 million project will construct 77 units on the five sites. Of those, 75 will be deed restricted for low-income residents who earn between 30 percent and 60 percent of the area median income. The remaining two units will be for on-site managers. The last phase of the project was recently completed. Redevelopment was dissolved in February 2012. | Remove program |
| B-8 | Placer County shall continue to identify financial institutions operating in the county that fall under the requirements of the Community Reinvestment Act and work with these institutions to provide financing for low- and moderate-income housing.  | Ongoing      | Financial institutions operating in the County that fall under the requirements of the Community Reinvestment Act have been identified.   | Retain program |
| B-9 | The County shall investigate and, where deemed eligible, apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. The Redevelopment Agency and Health and Human Services shall continue to assess potential funding sources, such as, but not limited to, the Community Development Block Grant (CDBG), and HOME. The County shall promote the benefits of this program to the development community by posting information on its web page   | Ongoing      | The County will continue to apply for Federal and State housing program funds as available to continue and expand affordable housing programs. A number of sources have been used to assist the DOMUS project in Kings Beach including a \$3.3 million grant through the State Infill Infrastructure program. The County received \$500,000 in Community  | Retain program |

**TABLE 71  
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT PROGRAMS**

|      | Programs  | Status     | Evaluation  | Recommendation  |
|------|---|------------|---|---|
|      | and creating a handout to be distributed with land development applications.  |            | Development Block Grant funds to be used for housing rehabilitation loans in Kings Beach and a \$289,000 grant for housing rehabilitation loans in Sheridan.<br>The County was recently awarded \$585,000 for the agency's First-Time Homebuyer Assistance Program and \$195,000 for an Owner-Occupied Housing Rehabilitation Program |   |
| B-10 | The County shall consider adopting an affordable housing program that applies to areas of the County under 5,000 feet in elevation. If adopted, this program will identify acceptable methods for new residential developments to provide affordable housing which may include a) construction of housing on-site; b) construction of housing off-site; c) dedication of land for housing, and d) payment of an in-lieu fee.  | Incomplete | Draft Ordinance prepared, not adopted.  | Retain program  |
| B-11 | Although the County currently offers permit streamlining, priority processing, and concurrent processing for senior and affordable housing developments, the County shall review its residential processing procedures, as appropriate, to identify opportunities to further streamline processing procedures while maintaining adequate levels of public review.   | Complete   | The County gives priority to affordable housing projects for both planning and building permit reviews.   | Remove program  |
| B-12 | The County shall amend the zoning ordinance to allow accessory apartments, such as detached units over garages, by right within all residential zones to provide another source of affordable housing. The amendments will ensure that the County's Zoning Ordinance is consistent with State law requirements for second units. Additionally, the County shall consider streamlining the approval process for secondary units, as well as allowing second units on smaller parcels than what is currently allowed. | Incomplete | Accessory apartments are now allowed as a matter-of-right, subject to a zoning review. A revised ordinance to allow accessory units on smaller lot sizes has not been prepared.   | Retain program; modify to address multi-generational housing. |
| B-13 | The County shall investigate land banking as a method to provide sites for affordable housing.  | Incomplete | The County had been working with the Placer Collaborative Network to establish a Housing Land Trust in the county. That effort has been discontinued due to the difficult real estate market.   | Remove program  |
| B-14 | The County shall publicize information on the County website about existing toll-free foreclosure assistance hotlines, foreclosure counseling, foreclosure prevention programs, and other resources available for residents facing possible foreclosures.   | Complete   | Foreclosure resources and links are provided on the Placer County home page.  | Retain program  |
| B-15 | To facilitate construction of high-density housing on commercially-zoned sites, the County shall consider amending the zoning ordinance provisions for multi-family housing use. These revisions may include amending the zoning ordinance to   | Incomplete | Anticipated to be part of General Plan Update if not a Zoning Text Amendment sooner.  | Retain program  |

**TABLE 71  
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT PROGRAMS**

|     | Programs   | Status     | Evaluation  | Recommendation              |
|-----|--|------------|---|-----------------------------|
|     | allow multi-family dwellings, 20 or fewer units/acre as a permitted use by right in the C1 and C2 zone districts.  |            |   |                             |
| C-1 | The County shall continue to work with TRPA to establish a framework for consideration of changes to the TRPA Code of Ordinances that will facilitate the construction of affordable and workforce housing.  | Ongoing    | Placer County and various Tahoe stakeholder groups are working with TRPA to provide a revised set of incentives in its new 20-year Regional Plan currently being written. The County is currently working with TRPA to allow second units on parcels less than one-acre in size in the basin. A draft is complete and awaiting TRPA approval. | Retain program              |
| C-2 | The County shall initiate a review of Policy C-2 to consider specific issues including: The appropriateness of the application of the same requirement to both small (i.e. under 2 acres in project area) commercial/ professional office projects, the financial feasibility of requiring 50 percent of the housing demand and the impact of the requirement on attracting new commercial projects.   | Incomplete | This has not been completed. Stakeholders have requested this change to provide relief to small developers/property owners.   | Retain program              |
| C-3 | The County will continue to support a legislative platform to facilitate the development of affordable housing, especially in Lake Tahoe and the surrounding Sierra areas.   | Ongoing    | Placer County and various Tahoe stakeholder groups are working with TRPA to provide a revised set of incentives in its new 20-year Regional Plan currently being written. The County is also updated its Tahoe Basin Community Plans.   | Retain program              |
| C-4 | The County shall investigate additional mechanisms to facilitate the production of workforce housing in the Lake Tahoe area. These mechanisms include, but are not limited to, the creation of an assessment district(s) and/or an amnesty period for illegal secondary dwelling units.  | Ongoing    | The County is working with TRPA to adopt an Affordable Housing Plan that would allow second units on parcels less than one acre in size within the basin. A draft document prepared for TRPA's review, but has not been approved.   | Retain program              |
| C-5 | The County shall continue to meet with surrounding jurisdictions in the Tahoe Basin to discuss workforce housing issues and develop cooperative strategies that address identified workforce housing needs.  | Ongoing    | The County continues to work with various stakeholder groups in the basin and Sierra to address affordable housing issues.  | Retain program              |
| C-6 | The County shall work with employers in the Eastern Sierra portion of the county to establish a down payment assistance program in which employers provide deferred mortgages for workers who wish to purchase existing homes in the Eastern Sierra and are qualified first-time homebuyers. Workers participating in the pilot program shall agree to share the future equity from market appreciation with the employer sponsoring the mortgage. | Incomplete | This has not been initiated.  | Remove program              |
| D-1 | The County will apply annually for CDBG rehabilitation funds to provide housing rehabilitation services and weatherization services to very low and low-income households.   | Ongoing    | The Housing Authority and Placer County Planning Division track grant application opportunities on a consistent basis.  | Retain program              |
| D-2 | The County shall continue to administer the Housing Choice   | Ongoing    | The County has an approximate 91 percent  | Retain program, but move to |

**TABLE 71  
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT PROGRAMS**

|     | Programs  | Status     | Evaluation  | Recommendation |
|-----|---|------------|---|----------------|
|     | Voucher Program (Section 8 assistance) through the Placer County Housing Authority.   |            | allocation utilization rate. There are 276 vouchers but only 251 are funded.  | Section B.     |
| D-3 | The County shall consider providing incentives for the preservation of mobile home parks.   | Ongoing    | Additional incentives to preserve mobile home parks have not been formulated.   | Remove program |
| E-1 | The County shall continually update the list of all dwellings within the unincorporated County that are currently subsidized by government funding or low-income housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government assistance, and the date at which the units may convert to market-rate dwellings. The Redevelopment Agency shall act as a clearinghouse for information regarding the promotion and maintenance of government subsidized low-income housing.          | Ongoing    | The Placer County Planning Division maintains a list of units produced through state and federal programs and monitors their affordability covenants. | Retain program |
| E-2 | The County shall include in all existing and new incentive or regulatory program requirements to give notice prior to the conversion of any deed-restricted affordable units to market-rate units as described in Policy E-2.   | Ongoing    | The Placer County Planning Division continues to work with appropriate organizations to identify units which may convert to market-rate.              | Retain program |
| E-3 | To maintain and improve the existing supply of affordable rental housing, the County shall work with local public agencies, public and private non-profit organizations, and for-profit corporations with the legal and managerial capacity to acquire and manage at-risk affordable properties. The County shall work with property owners and the identified agencies and organizations to ensure continued affordability of subsidized units, and shall provide technical and financial assistance for the acquisition and rehabilitation of at-risk properties. | As-Needed  | The Placer County Planning Division continues to work with appropriate organizations to identify units which may convert to market-rate.              | Retain program |
| F-1 | The County shall evaluate increasing the by-right occupancy of small group housing developments and residential care facilities from group homes with six or fewer residents to group homes with eight or fewer residents in all residential zones subject to the same rules that apply to single-family dwellings.   | Incomplete | This has not been initiated.  | Retain program |
| F-2 | The County shall consider requiring developers to offer a "universal design package" as an option to homebuyers. The County shall determine the most appropriate application of the ordinance, such as the size of residential projects and the type of residential dwellings that will be subject to the ordinance.  | Incomplete | This requirement has not been adopted. The County will continue to encourage incorporation of universal design features in new structures.            | Remove program |
| F-3 | The County shall review the Zoning Ordinance, land use policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing for persons with disabilities, and amend the documents, as needed, for compliance with Federal and State fair housing laws.  | Ongoing    | Ordinances and policies are amended as necessary to maintain consistency with State law.  | Retain program |
| F-4 | The County shall amend the zoning ordinance to ensure that  | Complete   | Zoning Text Amendment adopted by Board of   | Remove program |

**TABLE 71**  
**EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT PROGRAMS**

|     | Programs  | Status     | Evaluation  | Recommendation |
|-----|---|------------|---|----------------|
|     | permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6 which states that "Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone." The County shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers. |            | Supervisors on November 6, 2012   |                |
| G-1 | The County shall continue to support emergency shelter programs, including consideration of funding for programs developed through inter-jurisdictional cooperation.  | Ongoing    | The homeless shelter is run by a non-profit group, the "Gathering Inn." This group operates a nomadic shelter in which the homeless shelter location moves from church site to church site. | Retain program |
| G-2 | The County shall continue to provide transitional and permanent supportive housing in the form of group housing. Additionally, the County shall identify sites for use as transitional and permanent supportive housing to address the unmet need for these services.   | Complete   | Adopted by Board of Supervisors, 2011.  | Remove program |
| G-3 | The County shall amend the Zoning Ordinance to include emergency and transitional housing as an allowed land use in certain zoning districts.   | Complete   | Adopted by Board of Supervisors, 2011.  | Remove program |
| G-4 | The County shall amend the Zoning Code to define Single Room Occupancy (SRO) units and explicitly allows SROs as a residential use in certain zones. These zones could include the Multi-Family Residential (RM), Highway Service (HS), and Resort (RES) zoning districts.  | Completed. | Zoning Text Amendment passed by Planning Commission in December 2012. Adopted June 4, 2013.   | Remove program |
| H-1 | The County shall provide information to the public regarding the efficient use of energy in the home and ways to improve the energy efficiency of new construction. The County shall promote this program by posting information on their web page and creating a handout to be distributed with land development applications.   | Ongoing    | The County has several handouts that are distributed when a Building Permit is issued. Web update forthcoming.  | Retain program |
| H-2 | The County shall encourage efficient energy use in new development, such as compact urban form, access to non-auto transit, use of traffic demand management, water-efficient landscaping, among other possibilities. The County shall promote this program by incorporating policies that encourage efficient energy use into new and updated land use plans.  | Ongoing    | This is and has consistently been County policy. If funding is secured, the County will prepare a Climate Action Plan in 2013.  | Retain program |

**TABLE 71**  
**EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT PROGRAMS**

|     | Programs   | Status       | Evaluation  | Recommendation  |
|-----|--|--------------|---|---|
| H-3 | The County shall develop a green building incentive program to promote the provision of green building practices in new residential development. The "green incentive" program shall establish a point system that rates new residential development by assigning value to certain green building practices.   | Incomplete   | This has not been completed.  | Delete program. No longer needed with the adoption of CalGreen. |
| H-4 | The County shall continue to implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access, to the extent practical.   | Ongoing      | This is and has consistently been County policy.  | Retain program  |
| I-1 | The County shall continue to be the local contact point for the Department of Fair Employment and Housing, and provide resource and referral information regarding housing and tenant rights through brochures available at the Housing Authority, the Placer County Library, and other local social services offices. In addition, the County shall post this information on the County website.  | Ongoing      | Equal access to housing is protected by State and Federal law. Placer County promotes fair housing opportunities through its various financial assistance initiatives and affordable housing/neighborhood revitalization programs. HHS Community Services and Housing Authority's efforts include educating the community about fair housing and equal housing opportunity, providing housing counseling services and family resource information and referral. | Retain program  |
| I-2 | Since Placer County does not have a fair employment and housing board, the County shall refer people who suspect discrimination in housing to Legal Services of Northern California.   | Ongoing      | This is and has consistently been County policy.  | This is policy language. Include as a policy.                   |
| J-1 | The County shall name a housing coordinator/point-person to oversee the implementation of Housing Element policies and programs, facilitate permit processing of affordable housing developments and oversee workforce housing programs.   | Ongoing      | This function has been assigned to the Planning Division's Long-Range Planning Team. A Housing Specialist was added to the Planning Division after the Redevelopment Agency was dissolved in February 2012.   | Modify program  |
| J-2 | The County shall establish an inter-departmental housing committee/working group to ensure that the Planning Department, Health and Human Services, and the Redevelopment Agency continue to work together in all aspects of housing production in order to ensure that housing policies and programs are implemented as efficiently and effectively as possible, and to ensure that funding is judiciously managed. Such interdepartmental coordination could include periodic meetings with the Chief Executive Officer, and an annual workshop with the Board of Supervisors. | Ongoing      | Housing program implementation is coordinated through the Community Development Resources Agency.   | Retain program  |
| J-3 | The County shall review the Redevelopment Agency Project Areas Housing Production Plan to determine consistency with this updated Housing Element.   | Discontinued | The Redevelopment Agency was dissolved in February 2012.  | Remove program  |

Source: Placer County, 2012.

## REFERENCES

### ***Persons Consulted***

Denton, Kathie, LCSW. Placer County Department of Health and Human Services, Auburn, CA. August 1, 2012.

Ken Sibley, Placer County Building Division, August 22, 2012.

Paul Thompson, Deputy Director of Planning, September 13, 2012.

### ***Websites***

Alta California Regional Center. [www.altaregional.org/](http://www.altaregional.org/). 2012.

California Department of Developmental Service. [www.dds.ca.gov/](http://www.dds.ca.gov/). July 1, 2012.

California Department of Finance. <http://www.dof.ca.gov>. 2012.

California Department of Housing and Community Development. <http://www.hcd.ca.gov>. 2012.

California Employment Development Department. <http://edd.ca.gov>. 2012.

Placer County Water Agency. <http://www.pcwa.net>. August 2007.

Sacramento Regional Research Institute (SRRI). <http://www.srri.net>. August 2007.

Trulia.com. 2012.

United States Census Bureau. <http://www.census.gov>. 2012.

United States Department of Agriculture. Census of Agriculture 2007. <http://www.agcensus.usda.gov/index.php>. 2012.

United States Department of Commerce, Bureau of Economic Analysis. <http://www.bea.gov>. 2012.

United States Department of Housing and Urban Development. <http://www.huduser.org/>. 2012

United States Social Security Administration. <http://www.ssa.gov>. 2012.

Zillow.com. 2012.

### ***Reports and Documents***

California Community Redevelopment Law, Section 33413.

California Department of Housing and Community Development, Division of Housing Policy Development. *Official State Income Limits for 2012*. <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>.

Connerly & Associates, Inc. Placer County Affordable Housing Strategy.

Placer Consortium on Homlessness. Continuum of Care Report. 2011.

Placer County Mental Health Services Act. "Plan for Community Services and Supports." November 2006.

Placer County Planning Department. *Zoning Ordinance*. 2013.

Placer County Redevelopment Agency. *North Auburn Redevelopment Project Area Five-Year Implementation Plan 2007-2012*, May 2007.

Placer County Redevelopment Agency. *Sunset Industrial Redevelopment Project Area Five-Year Implementation Strategy 2007-2012*, May 2007.

Placer County Redevelopment Agency. *North Lake Tahoe Redevelopment Project Area Five-Year Implementation Strategy 2006-2011*, April 2006.

Placer County Redevelopment Agency. *Sheridan Housing Conditions Survey*, January 2003.

Placer County Redevelopment Agency. *Community Needs Assessment for Foresthill Divide*, January 2003.

PMC, Placer County Redevelopment Agency. *Affordable Housing Development Incentive Study*, August 2007.

Placer County Water Agency. *Integrated Water Resources Plan*, August 2006.

Sacramento Council of Governments (SACOG). Draft Final SACOG Metropolitan Transportation Plan/Sustainable Communities Strategy, 2035. February 20, 2012.

Sacramento Area Council of Governments (SACOG). Draft Plan for Allocation of Regional Housing Needs for January 1, 2013, through October 31, 2021 (April 2012).

Sacramento Regional Research Institute. *Placer County Economic and Demographic Profile 2007*. January 2007. [http://www.srri.net/AboutUs/Placer\\_2007.pdf](http://www.srri.net/AboutUs/Placer_2007.pdf).

Southern California Association of Non-Profit Housing. *Parking Requirements Guide for Affordable Housing Developers*. February 2004.

Bender Rosenthal, Inc., *Report on Property Value Ranges – Placer County Conservation Plan*, April 2011.

Sacramento Business Journal, *Signs of Recovery in New-Home Market*. May 11, 2012.

Sacramento Business Journal, *Westpark Adds to Roseville Holdings*. September 23, 2010.

Sacramento Business Journal, *Homebuilders Warm Up to Placer Land*. August 13, 2009.



## **APPENDIX A: RESIDENTIAL LAND INVENTORY**

*This page intentionally left blank*

TABLE A-1  
PLANNED AND APPROVED PROJECTS WITH AFFORDABLE HOUSING UNITS  
Unincorporated Placer County  
As of January 1, 2013

| Plan Area/ Project                   | APN #   | GP LU Designation    | Zoning                                       | Acres   | Maximum Allowable Density (DU/acre) | Planned Density (DU/acre) | Number of Units   | # of Affordable Units |                  |            |                 | Description of Affordable Units   | Project Status           |
|--------------------------------------|---|----------------------|--|---------|-------------------------------------|---------------------------|---|-----------------------|------------------|------------|-----------------|---|--------------------------|
|                                      |   |                      |  |         |                                     |                           |   | TOTAL                 | Very Low-Income  | Low-Income | Moderate-Income |   |                          |
| Placer County Unincorporated Area    |   |                      |  |         |                                     |                           |   | 654                   | 40               | 320        | 294             |   |                          |
| Auburn/Bowman Community Plan         |   |                      |  |         |                                     |                           |   |                       |                  |            |                 |   |                          |
| Gateway Court Village                | 052-040-075   | COMM                 | CPD-Dc                                       | 3.2     | 21.8                                | 7.9                       | 27  | 3                     |                  | 3          |                 | 3   | Approved, Unbuilt        |
| Hidden Creek Subdivision             | 051-120-007   | RLDR .9-2.3 DU/acre  | RS-AG-B-40 PD = 1                            | 19.5    | 1.1                                 | 1.1                       | 18 lot planned residential development                          | 3                     | 1                | 2          |                 | Redevelopment 15 percent affordability requirement. 45-year deed restriction                        | Approved, Unbuilt.       |
| Auburn Alzheimer's Care Center       | portion of 051-180-078  | Mixed-Use            | OP-RM-Dc                                     | 1.6     | 74.0                                | 40                        | 64  | n/a                   |                  |            |                 | Assisted-living center for 64 residents; units are special needs                                    | Approved; Unbuilt        |
| Timberline (formerly Harmon Park)    | 051-140-056<br>051-140-057<br>051-180-058<br>051-180-059<br>051-211-016 | HDR 10-15 DU/acre    | RA-AG-B-40 RS-DL-5 Dc PD=8 RM-SL-5- RM-DL-15 | 92.9    | 15.0                                | na                        | 858 units; 780 age-restricted, 78 affordable                    | 78                    |                  | 78         |                 | 78 Rental/Employee Housing units; (Employee Housing Requirement) 55-year deed restriction           | Approved, Unbuilt        |
| Virginian Condos                     | 052-040-080   | COMM                 | CPD-Dc                                       | 2.6     | 21.8                                | 11.8                      | 32  | 3                     |                  | 3          |                 | 3 deed-restricted affordable units required.  | Approved, Unbuilt        |
| Quartz Ridge Apts.                   | 054-171-031<br>054-171-032<br>054-171-035 - 38                          | MDR5-10              | RM-DL10                                      | 6.5     | 10                                  | 10                        | 64  | 64                    | 29 (very 7 (ext) | 13         | 16              |   | Approved, Unbuilt        |
| Granite Bay Community Plan           |   |                      |  |         |                                     |                           |   |                       |                  |            |                 |   |                          |
| Premier Granite Bay Subdivision      | 047-060-013,-033  | COMM                 | C-1-UP-DC                                    | 8.0     | ?                                   | 6.3                       | 52  | 52                    |                  |            | 52              | market-rate half-plex units; pricing TBD  | Approved; Unbuilt        |
| Pardee Court                         | 047-150-042   | COMM                 | CPD-Dc 10                                    | 3.57    | 10                                  | 10                        | 35  | 35                    |                  |            | 35              | Market-rate townhomes; pricing TBD  | Approved; Unbuilt        |
| Horseshoe Bar/Penryn Community Plan  |   |                      |  |         |                                     |                           |   |                       |                  |            |                 |   |                          |
| Glenbrook Mobile Home Park           | 036-110-044   | HDR 4-10 DU/acre     | RM-DL10-SP                                   | 16.2    | 10.0                                | 7.7                       | expand to 124 mobile homes from current 101 in mobile home park | 23                    |                  | 23         |                 | 23 (mobile homes)   | Approved, Unbuilt        |
| Orchard at Penryn                    | 043-060-052 & -053  | Penryn Parkway       | RM-DL10 PD = 10                              | 15.1    | 10.0                                | 10.28                     | 150 attached condo units in 4 to 5-units bldgs.                 | 150                   |                  |            | 150             | market-rate multi-family; pricing TBD   | BOS Hearing Sept. 2012   |
| Martis Valley Community Plan         |   |                      |  |         |                                     |                           |   |                       |                  |            |                 |   |                          |
| Eaglewood/Timilick                   | 080-060-085 – Lot A   | MDR 5-10 DU/acre     | RM PD = 10                                   | 5       | 10                                  | 10                        | 48  | 48                    |                  | 48         |                 | Employee Housing - Apts   | Approved, Unbuilt        |
| Eaglewood/Timilick                   | 080-060-085 – Lot M   | MDR 5-10 DU/acre     | RM PD = 8                                    | 1       | 8                                   | 8                         | 8   | 8                     |                  |            | 8               | Employee Housing – THs  | Approved, Unbuilt        |
| Hopkins Ranch                        | 080-060-081; 080-270-025 & 058  | LDR 1-5 DU/acre      | RS-B-X 20 AC. MIN. PD = 1.2                  | 282.3   | 5.0                                 | 5                         | 50  | 35                    | 3                | 10         | 22              | 35 affordable units; 30 yr. deed restriction on each unit at closing (Employee Housing Requirement) | Approved; 10 units Built |
| Northstar Highlands II               | 110-050-039, -047, -058, -063; 110-081-014, -015                        | Forestry, Resort, PD | RES-DS PD = 15                               | 1245.91 | 15.0                                | .4                        | 516   | 32                    |                  | 32         |                 | workforce housing   | Approved, Unbuilt        |
| Southwest Placer Subarea             |   |                      |  |         |                                     |                           |   |                       |                  |            |                 |   |                          |
| Dry Creek/West Placer Community Plan |   |                      |  |         |                                     |                           |   |                       |                  |            |                 |   |                          |
| Morgan Place - PFE Road Subdivision  | 023-221-013   | HDR 4-10 DU/acre     | RM-DL-8-DC                                   | 11.9    | 10.0                                | 7.3                       | 91  | 12                    |                  |            | 12              | Market-rate multi-family; Pricing TBD   | Approved; Unbuilt        |
| Tahoe Area                           |   |                      |  |         |                                     |                           |   |                       |                  |            |                 |   |                          |
| North Tahoe Community Plan           |   |                      |  |         |                                     |                           |   |                       |                  |            |                 |   |                          |

**TABLE A-1**  
**PLANNED AND APPROVED PROJECTS WITH AFFORDABLE HOUSING UNITS**  
**Unincorporated Placer County**  
**As of January 1, 2013**

| Plan Area/ Project                         | APN #   | GP LU Designation    | Zoning   | Acres | Maximum Allowable Density (DU/acre) | Planned Density (DU/acre) | Number of Units   | # of Affordable Units |                 |            |                 | Description of Affordable Units   | Project Status        |
|--|---|----------------------|--|-------|-------------------------------------|---------------------------|---|-----------------------|-----------------|------------|-----------------|---|-----------------------|
|  |   |                      |  |       |                                     |                           |   | TOTAL                 | Very Low-Income | Low-Income | Moderate-Income |   |                       |
| Cal-Neva Resort Renovation                 | 090-305-004,-015, 090-315-022   | TOURIST              | 032 NORTH STATELINE CP TOURIST   | 7.92  | na                                  | 219                       | 219 tourist accommodation units   | 13                    |                 | 13         |                 | 13 employee housing units; Covenant & number of years TBD   | Approved, Unbuilt.    |
| Highland Village                           | 093-160-079,-080,-081   | PAS 009B Dollar Hill | Comm/Public Service  | 11.5  | na                                  | 9.8                       | 50 duplex units; 78-unit senior housing units                               | 48                    |                 | 48         |                 | 78 senior units, 48 affordable units for low-income seniors; 30-year deed restriction on affordable units | Approved, Unbuilt     |
| Tahoe Vista Apts (Sandy Beach Partnership) | 117-071-029   | Tourist/Comm.        | 022 Tahoe Vista SA #2: Tourist & Commercial  | 6.2   | na                                  | 3.6                       | convert existing campground to 45 tourist units and 6 or 7 affordable units | 6                     |                 | 6          |                 | 6-7 units, Deed-Restricted  | Approved; Unbuilt     |
| Squaw Valley Community Plan                |   |                      |  |       |                                     |                           |   |                       |                 |            |                 |   |                       |
| Squaw Valley Specific Plan- Phase One      | 096-2221-016, others  | various              | various  | 14.7  | 30-32                               | 26.5                      | 390   |                       |                 | TBD        |                 | Employee housing – number of units to be determined   | EIR Underway          |
| West Shore Community Plan                  |   |                      |  |       |                                     |                           |   |                       |                 |            |                 |   |                       |
| Homewood CEP Project                       | 097-050-072<br>097-060-022,-024, -031<br>097-130-034<br>097-140-003, -033<br>097-170-013, 097-210-024           | 644 W. Shore GP      | 157- Homewood Ski Conservation Area  | 101.3 | 15.0                                |                           | 244   | 12                    |                 | 12         |                 | 12 employee housing units; (Employee Housing Requirement); 55-year deed restriction                       | Approved, Unbuilt.    |
| Kings Beach Community Plan                 |   |                      |  |       |                                     |                           |   |                       |                 |            |                 |   |                       |
| KB Resorts CEP Project                     | 090-071-004; 090-072-002, -024, -026,-028,-029,-030   | Commercial           | Kings Beach Spec. Area 2: East & West Entry Commercial                             | 1.9   |                                     |                           | 64 rooms  | 5                     |                 | 5          |                 | 5 employee housing units; (employee Housing Requirement); 55-year deed restriction                        | Pre-Development Stage |
| Kings Beach Town Center                    | 090-125-021<br>090-126-020,-024,-039,-040<br>090-133-003,-005,-006,-007,-008,-009,-010,-011,-012,-015,-016,-018 | Comm/Res             | Kings Beach Spec. Area 2: East & West Entry Commercial and Kings Beach Residential | 3.9   |                                     |                           | 70  | 24                    |                 | 24         |                 | 16 workforce housing units; (Employee Housing Requirement); 55-year deed restriction                      | Pre-Development State |
| TOTAL UNITS                                |   |                      |  |       |                                     |                           |   | 654                   | 40              | 320        | 294             |   |                       |

TABLE A-2  
INVENTORY OF VACANT PARCELS WITH GENERAL PLAN AND ZONING ALLOWING HIGHER DENSITY RESIDENTIAL USES  
Unincorporated Placer County  
January 1, 2013

| APN #                               | GP LU Designation                       | GP LU Designation Code | Zoning                         | Maximum Allowable Density (DU/acre) | Acres | Maximum Number of Affordable Units    |                 | Inventoried Affordable Units          |                 | Notes   |
|-------------------------------------|---|------------------------|--------------------------------|-------------------------------------|-------|---------------------------------------|-----------------|---------------------------------------|-----------------|---|
|                                     |   |                        |                                |                                     |       | Lower-Income (I.e., Very Low and Low) | Moderate-Income | Lower-Income (I.e., Very Low and Low) | Moderate-Income |   |
| Residential LU Designations/Zoning  |   |                        |                                |                                     |       |                                       |                 |                                       |                 |   |
| Placer County General Plan          |   |                        |                                |                                     |       |                                       |                 |                                       |                 |   |
| 069-020-055-000                     | High Dens Res. 3500-10000 sf 10-21 DU   | HDR10-21               | RM-Ds                          | 21.00                               | 2.1   | 43                                    |                 | 37                                    | -               |   |
| 069-020-058-000                     | High Dens Res. 3500-10000 sf 10-21 DU   | HDR10-21               | RM-Ds                          | 21.00                               | 8.7   | 183                                   |                 | 156                                   | -               |   |
| Auburn/Bowman Community Plan        |   |                        |                                |                                     |       |                                       |                 |                                       |                 |   |
| 038-104-085-000                     | High Density Res. 10 - 15 DU/Ac.        | HDR10-15               | RM-DL15-Dc                     | 15.00                               | 1.3   |                                       | 19              |                                       | 17              |   |
| 038-104-094-000                     | High Density Residential 10 - 15 DU/Ac. | HDR10-15               | RM-DL15-Dc                     | 15.00                               | 1.0   |                                       | 16              |                                       | 13              |   |
| 038-112-059-000                     | Medium Density Residential 5-10 DU/Ac   | MDR5-10                | RM-DL10 PD = 10                | 10.00                               | 3.6   |                                       | 36              | -                                     | 31              | Site of withdrawn Sky Villa Apartment project   |
| 038-113-031-000                     | Medium Density Residential 5-10 DU/Ac   | MDR5-10                | RM-DL10                        | 10.00                               | 1.9   |                                       | 19              | -                                     | 16              |   |
| 051-120-010-000                     | Medium Density Residential 5-10 DU/Ac   | MDR5-10                | RM-DL6                         | 6.00                                | 1.1   |                                       | 6               | -                                     | 5               | DeWitt Center- Cottage Drive Parcel   |
| 051-180-065-000                     | Mixed Use                               | MU                     | OP-RM-Dc                       | 10.00                               | 1.2   |                                       | 12              | -                                     | -               | No high residential density currently allowed: Airport <a href="#">Overflight Land Use Compatability Zone C1</a>              |
| 051-180-090-000                     | Mixed Use                               | MU                     | OP-RM-Dc                       | 10.00                               | 14.3  |                                       | 143             | -                                     | -               | No high residential density currently allowed: Airport <a href="#">Overflight Land Use Compatability Zone C1</a>              |
| 051-180-089-000                     | Mixed Use                               | MU                     | OP-RM-Dc                       | 10.00                               | 1.8   |                                       | 18              | -                                     | -               | No high residential density currently allowed: Airport <a href="#">Overflight Land Use Compatability Zone C1</a>              |
| 076-092-008-000                     | Medium Density Residential 5-10 DU/Ac   | MDR5-10                | RM-DL6-Dc                      | 6.00                                | 2.2   |                                       | 13              | -                                     | 11              | Developable, but potential sewer issues   |
| 076-112-083-000                     | High Density Residential 10 - 15 DU/Ac. | HDR10-15               | RM-Dc                          | 15.00                               | 13.0  | 195                                   |                 | 166                                   | -               | Developable, but potential sewer issues   |
| Bickford Ranch Specific Plan        |   |                        |                                |                                     |       |                                       |                 |                                       |                 |   |
| R-6B                                | Village Residential                     | BRSP-VR                |                                | n/a                                 |       |                                       | 24              |                                       | 24              | See Figure 7. Part of Phase I; planned as townhomes at average density of 9.9 u/a   |
| R-7B                                | Village Residential                     | BRSP-VR                |                                | n/a                                 |       |                                       | 18              |                                       | 18              | See Figure 7. Part of Phase I; planned as townhomes at average density of 9.9 u/a   |
| R-7C                                | Village Residential                     | BRSP-VR                |                                | n/a                                 |       | 106                                   |                 | 90                                    |                 | See Figure 7. Part of Phase I; planned as affordable senior units; density unknown  |
| R-8B                                | Village Residential                     | BRSP-VR                |                                | n/a                                 |       |                                       | 15              |                                       | 15              | See Figure 7. Part of Phase I; planned as townhomes at average density of 9.9 u/a   |
| R-9B                                | Village Residential                     | BRSP-VR                |                                | n/a                                 |       |                                       | 9               |                                       | 9               | See Figure 7. Part of Phase I; planned as townhomes at average density of 9.9 u/a   |
| Martis Valley Community Plan        |   |                        |                                |                                     |       |                                       |                 |                                       |                 |   |
| 110-010-023-000                     | Medium Density Residential 5-10 DU/Ac   | MDR5-10                | RM-B-X 20 AC. MIN. PD = 10     | 10.00                               | 38.1  |                                       | 381             | -                                     | -               | Waddle Ranch property. Not available for residential development - in conservation.   |
| 110-030-068-000                     | Medium Density Residential 5-10 DU/Ac   | MDR5-10                | RM-B-X-Ds 20 AC. MIN. PD = 5.8 | 5.80                                | 42.3  |                                       | 246             | -                                     | -               | Part of Northstar Master Plan; no affordability component   |
| 110-050-047-000 (portion of parcel) | Medium Density Residential 5-10 DU/Ac   | MDR5-10                | RM-B-X-Ds 20 AC. MIN. PD = 5.8 | 5.80                                | 9.3   |                                       | 54              | -                                     | -               | Part of Northstar Master Plan; ; no affordability component; new parcel #: 110-050-061?                                       |
| 110-050-060-000                     | Medium Density Residential 5-10 DU/Ac   | MDR5-10                | RM-B-X-Ds 20 AC. MIN. PD = 5.8 | 5.80                                | 3.4   |                                       | 19              | -                                     | -               | Part of Northstar Master Plan; no affordability component   |
| 110-081-029-000 (portion of parcel) | High Density Residential 10 - 15 DU/Ac. | HDR10-15               | RM PD = 15                     | 15.00                               | 1.2   | 18                                    |                 | -                                     | -               | Part of Northstar Master Plan; no affordability component; adjacent to Sawmill Heights Project; new parcel #: 110-081-011-000 |
| Placer Vineyards Specific Plan      |   |                        |                                |                                     |       |                                       |                 |                                       |                 |   |
| 023-200-006                         | High Density Residential 7-21 DU/Ac     | HDR                    | SPL-PVSP                       | 21                                  | 6     | 126                                   |                 | -                                     |                 | Not expected to be developed; Site #1 on Figure 9; Located along East Dyer Ln. (not part of Core Backbone Infrastructure)     |
| 023-200-037                         | High Density Residential 7-21 DU/Ac     | HDR                    | SPL-PVSP                       | 21                                  | 7     | 147                                   |                 | -                                     |                 | Not expected to be developed; Site #2 on Figure 9; Located along W. Dyer Ln., near Base Line Rd.                              |
| 023-200-062                         | High Density Residential 7-21 DU/Ac     | HDR                    | SPL-PVSP                       | 21                                  | 5     | 105                                   |                 | 75                                    |                 | Site #3 on Figure 9; Located along Watt Ave.  |
| 023-200-015, 028                    | High Density Residential 7-21 DU/Ac     | HDR                    | SPL-PVSP                       | 21                                  | 25    | 525                                   |                 | 375                                   |                 | Site #4 on Figure 9; Located along Watt Ave.  |
| 023-200-045, 066                    | High Density Residential 7-21 DU/Ac     | HDR                    | SPL-PVSP                       | 21                                  | 46.5  | 977                                   |                 | 698                                   |                 | Site #5 on Figure 9; Located along Watt Ave. and off of Base Line Rd. near Town Center  |

**TABLE A-2**  
**INVENTORY OF VACANT PARCELS WITH GENERAL PLAN AND ZONING ALLOWING HIGHER DENSITY RESIDENTIAL USES**  
**Unincorporated Placer County**  
**January 1, 2013**

| APN #   | GP LU Designation                        | GP LU Designation Code | Zoning       | Maximum Allowable Density (DU/acre) | Acres | Maximum Number of Affordable Units    |                 | Inventoried Affordable Units          |                 | Notes  |
|---|--|------------------------|--------------|-------------------------------------|-------|---------------------------------------|-----------------|---------------------------------------|-----------------|--|
|   |  |                        |              |                                     |       | Lower-Income (i.e., Very Low and Low) | Moderate-Income | Lower-Income (i.e., Very Low and Low) | Moderate-Income |  |
| 023-200-010, 012, 013   | High Density Residential 7-21 DU/Ac      | HDR                    | SPL-PVSP     | 21                                  | 8     | 168                                   |                 | 120                                   |                 | Site #6 on Figure 9; Located along W. Dyer Ln. and 16 <sup>th</sup> St.                    |
| 023-200-009   | High Density Residential 7-21 DU/Ac      | HDR                    | SPL-PVSP     | 21                                  | 10.5  | 221                                   |                 | 158                                   |                 | Site #7 on Figure 9; Located off of Base Line Rd. near Town Center                         |
| 023-200-067   | High Density Residential 7-21 DU/Ac      | HDR                    | SPL-PVSP     | 21                                  | 57    | 1,197                                 |                 | 855                                   |                 | Site #8 on Figure 9; Located in Town Center along 16 <sup>th</sup> St,                     |
| 023-010-024; 023-200-060  | High Density Residential 7-21 DU/Ac      | HDR                    | SPL-PVSP     | 21                                  | 7     | 147                                   |                 | 105                                   |                 | Site #9 on Figure 9; Located along 16 <sup>th</sup> St. near Town Center                   |
| 023-010-004, 029; 023-200-008                                       | High Density Residential 7-21 DU/Ac      | HDR                    | SPL-PVSP     | 21                                  | 10    | 210                                   |                 | 150                                   |                 | Site #10 on Figure 9; Located along 16 <sup>th</sup> St. near Town Center                  |
| 023-010-021, 022, 023; 023-150-026, 027; 023-180-005, 006, 007, 008 | High Density Residential 7-21 DU/Ac      | HDR                    | SPL-PVSP     | 21                                  | 23    | 483                                   |                 | 345                                   |                 | Site #11 on Figure 9; Located along W. Dyer Ln. off of Base Line Rd,                       |
| Regional University Specific Plan                                   |  |                        |              |                                     |       |                                       |                 |                                       |                 |  |
| Parcel #5   | Medium Density Residential 8-15.9 DU/Ac. | MDR                    | SPL-RUSP-MDR | 15.9                                | 12.8  |                                       | 204             |                                       | 141             | See Figure 8. Inventoried at 11 DU/Ac. (Specific Plan expected density)                    |
| Parcel #7   | Medium Density Residential 8-15.9 DU/Ac. | MDR                    | SPL-RUSP-MDR | 15.9                                | 17.4  |                                       | 277             |                                       | 191             | See Figure 8. Inventoried at 11 DU/Ac. (Specific Plan expected density)                    |
| Parcel #10  | Medium Density Residential 8-15.9 DU/Ac. | MDR                    | SPL-RUSP-MDR | 15.9                                | 28.9  |                                       | 460             |                                       | 318             | See Figure 8. Inventoried at 11 DU/Ac. (Specific Plan expected density)                    |
| Parcel #13  | High Density Residential 16-25 DU/Ac.    | HDR                    | SPL-RUSP-HDR | 25                                  | 16.4  | 410                                   |                 | 295                                   |                 | See Figure 8. Inventoried at 18 DU/Ac. (Specific Plan expected density)                    |
| Parcel #15  | High Density Residential 16-25 DU/Ac.    | HDR                    | SPL-RUSP-HDR | 25                                  | 7.2   | 180                                   |                 | -                                     |                 | See Figure 8. Part of Phase II; not expected to be available during planning period        |
| Parcel #17  | High Density Residential 16-25 DU/Ac.    | HDR                    | SPL-RUSP-HDR | 25                                  | 5.5   | 138                                   |                 | -                                     |                 | See Figure 8. Part of Phase II; not expected to be available during planning period        |
| Parcel #18  | Medium Density Residential 8-15.9 DU/Ac. | MDR                    | SPL-RUSP-MDR | 15.9                                | 13.6  |                                       | 216             |                                       | -               | See Figure 8. Part of Phase II; not expected to be available during planning period        |
| Parcel #19  | Medium Density Residential 8-15.9 DU/Ac. | MDR                    | SPL-RUSP-MDR | 15.9                                | 14.7  |                                       | 234             |                                       | -               | See Figure 8. Part of Phase II; not expected to be available during planning period        |
| Parcel #20  | High Density Residential 16-25 DU/Ac.    | HDR                    | SPL-RUSP-HDR | 25                                  | 7.6   | 190                                   |                 | -                                     |                 | See Figure 8. Part of Phase II; not expected to be available during planning period        |
| Parcel #21  | High Density Residential 16-25 DU/Ac.    | HDR                    | SPL-RUSP-HDR | 25                                  | 7.6   | 190                                   |                 | -                                     |                 | See Figure 8. Part of Phase II; not expected to be available during planning period        |
| Parcel #24  | Medium Density Residential 8-15.9 DU/Ac. | MDR                    | SPL-RUSP-MDR | 15.9                                | 23.1  |                                       | 367             |                                       | -               | See Figure 8. Part of Phase II; not expected to be available during planning period        |
| Parcel #26  | Medium Density Residential 8-15.9 DU/Ac. | MDR                    | SPL-RUSP-MDR | 15.9                                | 29.4  |                                       | 467             |                                       | -               | See Figure 8. Part of Phase II; not expected to be available during planning period        |
| Riolo Vineyards Specific Plan                                       |  |                        |              |                                     |       |                                       |                 |                                       |                 |  |
| Site #1   | High Density Residential                 | HDR                    | SPL-RVSP-HDR | 23.00                               | 3.2   | 74                                    |                 | 60                                    |                 | Site #1 on Figure 10; Located at corner of Watt Ave and PFE Rd.                            |
| Site #2   | Medium Density Residential               | MDR                    | SPL-RVSP-MDR | 10.00                               | 36.3  |                                       | 363             |                                       | 277             | Site #2 on Figure 10; Located along PFE Rd.  |
| Sheridan Community Plan   |  |                        |              |                                     |       |                                       |                 |                                       |                 |  |
| 019-150-004-000   | High Density Residential 4 - 10 DU/Ac.   | HDR4-10                | RM-DL10-Dc   | 10.00                               | 3.4   |                                       | 34              | -                                     | -               |  |
| 019-150-007-000   | High Density Residential 4 - 10 DU/Ac.   | HDR4-10                | RM-DL10-Dc   | 10.00                               | 1.0   |                                       | 10              | -                                     | -               |  |
| Squaw Valley Community Plan   |  |                        |              |                                     |       |                                       |                 |                                       |                 |  |
| 096-230-035-000   | High Density Resid. - Density Factor 20  | HDR20                  | HDR DF = 20  | 20.00                               | 1.5   | 30                                    |                 | 25                                    | -               | 358 car parking lot proposed.  |
| 096-230-056-000   | High Density Resid. - Density Factor 20  | HDR20                  | HDR DF = 20  | 20.00                               | 4.2   | 85                                    |                 |                                       | -               | Estates at Squaw Creek (16 lots) approved, unbuilt.  |
| 096-230-062-000   | High Density Resid. - Density Factor 20  | HDR20                  | HDR DF = 20  | 20.00                               | 2.8   | 56                                    |                 | -                                     | -               |  |
| 096-340-023-000   | High Density Resid. - Density Factor 25  | HDR25                  | HDR PD = 25  | 25.00                               | 2.7   | 68                                    |                 | 58                                    | -               |  |
| 096-230-052, -055   | High Density Resid. - Density Factor 20  | HDR20                  | HDR DF = 20  | 20                                  | 12.1  | 242                                   |                 | 206                                   |                 | Site of proposed and withdrawn Sena at Squaw Valley project                                |
| Non-Residential LU Designations/Zoning                              |  |                        |              |                                     |       |                                       |                 |                                       |                 |  |
| Placer County General Plan  |  |                        |              |                                     |       |                                       |                 |                                       |                 |  |
| 040-140-045-000   | General Commercial                       | GC                     | C2-Dc        | 22.00                               | 1.7   | 37                                    |                 | -                                     | -               | Site not appropriate for multi-family development; proposed site of Newcastle Self-Storage |

TABLE A-2  
INVENTORY OF VACANT PARCELS WITH GENERAL PLAN AND ZONING ALLOWING HIGHER DENSITY RESIDENTIAL USES  
Unincorporated Placer County  
January 1, 2013

| APN #  | GP LU Designation                       | GP LU Designation Code | Zoning | Maximum Allowable Density (DU/acre) | Acres | Maximum Number of Affordable Units    |                 | Inventoried Affordable Units          |                 | Notes   |
|--|---|------------------------|--------|-------------------------------------|-------|---------------------------------------|-----------------|---------------------------------------|-----------------|---|
|  |   |                        |        |                                     |       | Lower-Income (i.e., Very Low and Low) | Moderate-Income | Lower-Income (i.e., Very Low and Low) | Moderate-Income |   |
|  |   |                        |        |                                     |       |                                       |                 |                                       |                 | (expired)   |
| 040-140-048-000  | General Commercial                      | GC                     | C2-Dc  | 22.00                               | 2.1   | 47                                    |                 | -                                     | -               |   |
| 040-140-049-000  | General Commercial                      | GC                     | C2-Dc  | 22.00                               | 2.4   | 52                                    |                 | -                                     | -               |   |
| 040-150-020-000 (portion of parcel)                        | General Commercial                      | GC                     | C2-Dc  | 22.00                               | 5.2   | 114                                   |                 | -                                     | -               | Unlikely to be developed at high density: steep slope   |
| 040-330-055-000  | General Commercial                      | GC                     | C2-Dc  | 22.00                               | 1.0   | 22                                    |                 | -                                     | -               |   |
| 062-370-025-000  | Tourist/Resort Commercial 6000-20000 sf | TC60-200               | HS-Dc  | 22.00                               | 4.9   | 108                                   |                 | -                                     | -               | No high density currently feasible: on septic   |
| 062-400-012-000  | Tourist/Resort Commercial 6000-20000 sf | TC60-200               | HS-Ds  | 22.00                               | 7.7   | 170                                   |                 | -                                     | -               | No high density currently feasible: on septic   |
| 063-140-042-000  | Tourist/Resort Commercial 6000-20000 sf | TC60-200               | HS-Dc  | 22.00                               | 2.1   | 47                                    |                 | -                                     | -               | No high density currently feasible: on septic   |
| 064-210-047-000  | General Commercial                      | GC                     | C2-Dh  | 22.00                               | 5.7   | 125                                   |                 | -                                     | -               | No high density currently feasible: on septic   |
| 066-010-068-000  | Tourist/Resort Commercial 6000-20000 sf | TC60-200               | HS-Ds  | 22.00                               | 3.3   | 72                                    |                 | -                                     | -               | No high density currently feasible: on septic   |
| 066-260-015-000  | Tourist/Resort Commercial 6000-20000 sf | TC60-200               | HS-Ds  | 22.00                               | 1.3   | 28                                    |                 | -                                     | -               | No high density currently feasible: on septic   |
| 066-260-016-000  | Tourist/Resort Commercial 6000-20000 sf | TC60-200               | HS-Ds  | 22.00                               | 27.1  | 596                                   |                 | -                                     | -               | No high density currently feasible: on septic   |
| 066-270-011-000  | Tourist/Resort Commercial 6000-20000 sf | TC60-200               | HS-Ds  | 22.00                               | 1.8   | 41                                    |                 | -                                     | -               | No high density currently feasible: on septic   |
| 069-020-055-000  | General Commercial                      | GC                     | C1-Ds  | 22.00                               | 2.1   | 45                                    |                 | 38                                    | -               |   |
| 069-020-058-000  | General Commercial                      | GC                     | C1-Ds  | 22.00                               | 2.4   | 54                                    |                 | 46                                    | -               |   |
| Auburn/Bowman Community Plan                               |   |                        |        |                                     |       |                                       |                 |                                       |                 |   |
| 038-101-023-000  | Commercial                              | COMMERCIAL             | CPD-Dc | 22.00                               | 1.8   | 39                                    |                 | 19                                    | -               | Assume development at 50% of max. capacity; Partially-developed   |
| 038-104-094-000  | Commercial                              | COMMERCIAL             | CPD-Dc | 22.00                               | 1.1   | 24                                    |                 | 18                                    | -               | Cimarron Ridge Apartments project withdrawn   |
| 038-104-095-000 (portion of parcel; see immediately below) | Commercial                              | COMMERCIAL             | CPD-Dc | 22.00                               | 1.0   | 23                                    |                 | 17                                    | -               | Cimarron Ridge Apartments project withdrawn   |
| 038-104-095-000 (portion of parcel; see immediately above) | Commercial                              | COMMERCIAL             | CPD-Dc | 22.00                               | 11.8  | 260                                   |                 | 195                                   | -               | Cimarron Ridge Apartments project withdrawn   |
| 051-120-064, 065, 067                                      | Mixed Use                               | MU                     | CPD-Dc | 22.00                               | 3.1   | 69                                    |                 | -                                     | -               | No high residential density currently allowed: Airport <del>Overflight</del> Land Use Compatability Zone <del>C2</del> ; DeWitt Parcel A; leftover parcel from Home Depot Project; fill & site improvements needed; Placer County owned |
| 051-120-045-000  | Mixed Use                               | MU                     | CPD-Dc | 22.00                               | 1.3   | 28                                    |                 | -                                     | -               | No high residential density currently allowed: Airport <del>Overflight</del> Land Use Compatability Zone <del>C2</del> ; DeWitt Parcel B; left over from Home Depot; drainage issues; Placer County owned                               |
| 052-030-048-000 (portion of parcel; see immediately below) | Commercial                              | COMMERCIAL             | CPD-Dc | 22.00                               | 6.0   | 132                                   |                 | -                                     | -               | No high residential density currently allowed: Airport <del>Overflight</del> Land Use Compatability Zone <del>C1</del> ; Rock Creek Retail Project (inactive)   |
| 052-030-048-000 (portion of parcel; see immediately above) | Commercial                              | COMMERCIAL             | CPD-Dc | 22.00                               | 5.4   | 119                                   |                 | -                                     | -               | No high residential density currently allowed: Airport <del>Overflight</del> Land Use Compatability Zone <del>C1</del> ; Rock Creek Retail Project (inactive)   |
| 052-030-058-000  | Commercial                              | COMMERCIAL             | CPD-Dc | 22.00                               | 9.5   | 209                                   |                 | -                                     | -               | No high residential density currently allowed: Airport <del>Overflight</del> Land Use Compatability Zone <del>C1</del> ; West portion of Quartz Drive Self-Storage site   |
| 052-040-079-000  | Commercial                              | COMMERCIAL             | CPD-Dc | 22.00                               | 1.9   | 41                                    |                 | 34                                    |                 | No high residential density currently allowed: Airport Land Use Compatability Zone C2   |
| 052-071-037 & 038  | Mixed Use                               | MU                     | CPD-Dc | 22.00                               | 1.6   | 35                                    |                 | -                                     | -               | No high residential density currently allowed: Airport Land Use Compatability Zone C2   |
| 052-270-003-000  | Commercial                              | COMMERCIAL             | CPD-Dc | 22.00                               | 2.4   | 52                                    |                 | 39                                    |                 | No high residential density currently allowed: Airport <del>Overflight</del> Land Use Compatability   |

**TABLE A-2  
INVENTORY OF VACANT PARCELS WITH GENERAL PLAN AND ZONING ALLOWING HIGHER DENSITY RESIDENTIAL USES**

**Unincorporated Placer County  
January 1, 2013**

| APN #                                       | GP LU Designation | GP LU Designation Code | Zoning   | Maximum Allowable Density (DU/acre) | Acres | Maximum Number of Affordable Units    |                 | Inventoried Affordable Units          |                 | Notes   |
|---|-------------------|------------------------|----------|-------------------------------------|-------|---------------------------------------|-----------------|---------------------------------------|-----------------|---|
|   |                   |                        |          |                                     |       | Lower-Income (i.e., Very Low and Low) | Moderate-Income | Lower-Income (i.e., Very Low and Low) | Moderate-Income |   |
|   |                   |                        |          |                                     |       |                                       |                 |                                       |                 | Zone <b>B1</b>  |
| 052-270-045-000                             | Commercial        | COMMERCIAL             | CPD-Dc   | 22.00                               | 2.3   | 50                                    |                 | 37                                    |                 |   |
| 053-103-026-000                             | Commercial        | COMMERCIAL             | HS-Dc    | 22.00                               | 1.1   | 24                                    |                 | 12                                    |                 | Because of steep slope: assume development at 50% of max. capacity; part of Bowman Plaza  |
| 053-103-047, 048, 049                       | Commercial        | COMMERCIAL             | HS-Dc    | 22.00                               | 7.6   | 167                                   |                 | 84                                    |                 | Assume development at 50% of max. capacity; access issues; pre-development: potential hotel   |
| 053-104-002-000                             | Commercial        | COMMERCIAL             | HS-Dc    | 22.00                               | 2.4   | 52                                    |                 | 39                                    |                 |   |
| 054-143-001-000                             | Commercial        | COMMERCIAL             | HS-Dc    | 22.00                               | 0.8   | 17                                    |                 | 9                                     | -               | Demolition would be necessary - not completely vacant; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel) |
| 054-143-005-000                             | Commercial        | COMMERCIAL             | HS-Dc    | 22.00                               | 3.4   | 74                                    |                 | 37                                    | -               | Assume development at 50% of max. capacity; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel)            |
| 054-143-009-000                             | Commercial        | COMMERCIAL             | HS-Dc    | 22.00                               | 4.5   | 98                                    |                 | 33                                    | -               | Assume development at 1/3 of max. capacity; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel)            |
| 054-143-015-000                             | Commercial        | COMMERCIAL             | HS-Dc    | 22.00                               | 1.9   | 41                                    |                 | 21                                    | -               | Demolition would be necessary - not completely vacant; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel) |
| 054-171-008-000                             | Commercial        | COMMERCIAL             | HS-Dc    | 22.00                               | 0.8   | 17                                    |                 | 8                                     | -               | Assume development at 50% of max. capacity; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel)            |
| 054-181-029-000                             | Commercial        | COMMERCIAL             | HS-Dc    | 22.00                               | 2.0   | 44                                    |                 | 33                                    | -               |   |
| 053-103-047-000                             | Commercial        | COMMERCIAL             | HS-Dc    | 22.00                               | 2.0   | 44                                    |                 | 33                                    |                 | Site of withdrawn Hilltop Center project  |
| 053-103-048-000                             | Commercial        | COMMERCIAL             | HS-Dc    | 22.00                               | 2.7   | 59                                    |                 | 44                                    |                 | Site of withdrawn Hilltop Center project  |
| 053-103-049-000                             | Commercial        | COMMERCIAL             | HS-Dc    | 22.00                               | 2.8   | 62                                    |                 | 47                                    |                 | Site of withdrawn Hilltop Center project  |
| <b>Dry Creek West Placer Community Plan</b> |                   |                        |          |                                     |       |                                       |                 |                                       |                 |   |
| 023-210-002-000                             | Commercial        | COMMERCIAL             | C1-UP-Dc | 22.00                               | 2.2   | 49                                    |                 | 36                                    | -               | Developable, but Dry Creek restrictions and sewer/water issues  |
| 023-221-015 (portion of parcel)             | Commercial        | COMMERCIAL             | CPD-Dc   | 22.00                               | 8.9   | 195                                   |                 | 146                                   | -               | Pre-Development meeting in 2005 for commercial center; no application filed   |
| 473-010-032-000                             | Commercial        | COMMERCIAL             | C1-UP-Dc | 22.00                               | 4.0   | 87                                    |                 | 65                                    | -               | Developable, but Dry Creek restrictions and sewer/water issues  |
| <b>Foresthill Community Plan</b>            |                   |                        |          |                                     |       |                                       |                 |                                       |                 |   |
| 007-044-009-000                             | Commercial        | COMMERCIAL             | C2-Dc    | 22.00                               | 1.2   | 26                                    |                 | 20                                    | -               |   |
| 007-044-011-000                             | Commercial        | COMMERCIAL             | C2-Dc    | 22.00                               | 1.8   | 39                                    |                 | 29                                    | -               |   |
| 007-044-017-000                             | Commercial        | COMMERCIAL             | C2-Dc    | 22.00                               | 10.5  | 231                                   |                 |                                       | -               |   |
| 007-060-001-510                             | Commercial        | COMMERCIAL             | C2-Dh    | 22.00                               | 3.4   | 75                                    |                 | 56                                    | -               |   |
| <b>Granite Bay Community Plan</b>           |                   |                        |          |                                     |       |                                       |                 |                                       |                 |   |
| 047-150-045-000                             | Commercial        | COMMERCIAL             | CPD-Dc   | 22.00                               | 18.1  | 399                                   |                 | 299                                   | -               |   |
| 048-142-022-000                             | Commercial        | COMMERCIAL             | C2-UP-Dc | 22.00                               | 1.1   | 24                                    |                 | 18                                    | -               | Portion of parcel fronting Douglas Boulevard  |
| 048-151-065-000                             | Commercial        | COMMERCIAL             | CPD-Dc   | 22.00                               | 7.0   | 154                                   |                 | 115                                   | -               |   |
| <b>Horseshoe Bar/Penryn CP</b>              |                   |                        |          |                                     |       |                                       |                 |                                       |                 |   |
| 032-220-051-000                             | Commercial        | COMMERCIAL             | C2-Dh    | 22.00                               | 4.9   | 107                                   |                 | 80                                    | -               | Planned Project: Penryn Heights subdivision   |
| 043-060-032-510                             | Penryn Parkway    | PP                     | C1-UP-Dc | 22.00                               | 2.8   | 61                                    |                 | 46                                    | -               |   |
| 043-060-045-510                             | Penryn Parkway    | PP                     | C1-UP-Dc | 22.00                               | 5.1   | 112                                   |                 | 84                                    | -               |   |
| 043-060-048-510                             | Penryn Parkway    | PP                     | C1-UP-Dc | 22.00                               | 6.5   | 143                                   |                 | 107                                   | -               |   |
| 043-060-063-000                             | Penryn Parkway    | PP                     | C1-UP-Dc | 22.00                               | 3.6   | 79                                    |                 | 59                                    | -               | Site of withdrawn mini-storage facility project   |
| 043-072-018-000                             | Penryn Parkway    | PP                     | C1-UP-Dc | 22.00                               | 1.3   | 28                                    |                 | 21                                    | -               |   |



**TABLE A-2**  
**INVENTORY OF VACANT PARCELS WITH GENERAL PLAN AND ZONING ALLOWING HIGHER DENSITY RESIDENTIAL USES**  
**Unincorporated Placer County**  
**January 1, 2013**

| APN #   | GP LU Designation         | GP LU Designation Code | Zoning       | Maximum Allowable Density (DU/acre) | Acres | Maximum Number of Affordable Units    |                 | Inventoried Affordable Units          |                 | Notes   |
|---|---------------------------|------------------------|--------------|-------------------------------------|-------|---------------------------------------|-----------------|---------------------------------------|-----------------|---|
|   |                           |                        |              |                                     |       | Lower-Income (i.e., Very Low and Low) | Moderate-Income | Lower-Income (i.e., Very Low and Low) | Moderate-Income |   |
| 043-072-019-000   | Penryn Parkway            | PP                     | C1-UP-Dc     | 22.00                               | 1.0   | 23                                    |                 | 17                                    | -               |   |
| 043-260-087-000   | Penryn Parkway            | PP                     | C1-UP-Dc     | 22.00                               | 1.4   | 30                                    |                 | 23                                    | -               |   |
| <b>Martis Valley Community Plan</b>                                 |                           |                        |              |                                     |       |                                       |                 |                                       |                 |   |
| 110-010-023-000   | General Commercial        | GC                     | C1-UP-Ds     | 22.00                               | 4.0   | 87                                    |                 | -                                     | -               | Waddle Ranch property. Not available for residential development - in conservation. |
| 110-030-069 & 070   | Tourist/Resort Commercial | TC                     | RES-UP-Ds    | 22.00                               | 2.8   | 61                                    |                 | 46                                    | -               |   |
| <b>Meadow Vista Community Plan</b>                                  |                           |                        |              |                                     |       |                                       |                 |                                       |                 |   |
| 074-112-012-000   | General Commercial        | GC                     | C2-Dc        | 22.00                               | 1.0   | 23                                    |                 | -                                     | -               | No high density currently feasible: on septic                                       |
| 074-120-029-000   | General Commercial        | GC                     | C2-Dc        | 22.00                               | 1.5   | 33                                    |                 | -                                     | -               | No high density currently feasible: on septic                                       |
| 077-120-053-000   | Tourist/Resort Commercial | TC                     | HS-Dc-B-43   | 22.00                               | 5.4   | 118                                   |                 | -                                     | -               | No high density currently feasible: on septic                                       |
| <b>Placer Vineyards Specific Plan</b>                               |                           |                        |              |                                     |       |                                       |                 |                                       |                 |   |
| 023-200-064, 065  | Commercial Mixed Use      | CMU                    | SPL-PVSP     | 22.00                               | 7.0   |                                       |                 | 88                                    |                 | Site #12 on Figure 9; Located along Base Line Rd.                                   |
| 023-200-015, 028  | Commercial Mixed Use      | CMU                    | SPL-PVSP     | 22.00                               | 4.5   |                                       |                 | 57                                    |                 | Site #13 on Figure 9; Located at corners of Watt Ave. and Dyer Ln.                  |
| 023-200-045, 066  | Commercial Mixed Use      | CMU                    | SPL-PVSP     | 22.00                               | 6.5   |                                       |                 | 82                                    |                 | Site #14 on Figure 9; Located along Watt Ave,                                       |
| 023-200-067   | Commercial Mixed Use      | CMU                    | SPL-PVSP     | 22.00                               | 11.5  |                                       |                 | 144                                   |                 | Site #15 on Figure 9; Located in Town Center off of 16 <sup>th</sup> St.            |
| 023-200-068   | Commercial Mixed Use      | CMU                    | SPL-PVSP     | 22.00                               | 3.0   |                                       |                 | 38                                    |                 | Site #16 on Figure 9; Located at corners of 16 <sup>th</sup> St. and W. Dyer Ln.    |
| 023-010-004, 029; 023-200-008;                                      | Commercial Mixed Use      | CMU                    | SPL-PVSP     | 22.00                               | 3.0   |                                       |                 | 38                                    |                 | Site #17 on Figure 9; Located along W. Dyer Ln.                                     |
| 023-010-021, 022, 023; 023-150-026, 027; 023-180-005, 006, 007, 008 | Commercial Mixed Use      | CMU                    | SPL-PVSP     | 22.00                               | 15.0  |                                       |                 | 189                                   |                 | Site #18 on Figure 9; Located along W. Dyer Ln.                                     |
| <b>Ophir General Plan</b>   |                           |                        |              |                                     |       |                                       |                 |                                       |                 |   |
| 038-170-058-000   | Commercial                | COMMERCIAL             | C2-B-43      | 22.00                               | 2.0   | 43                                    |                 | -                                     | -               | No high density currently feasible: on septic                                       |
| 038-170-059-000   | Commercial                | COMMERCIAL             | C2-B-43      | 22.00                               | 1.0   | 22                                    |                 | -                                     | -               | No high density currently feasible: on septic                                       |
| <b>Regional University Specific Plan</b>                            |                           |                        |              |                                     |       |                                       |                 |                                       |                 |   |
| Parcel #22  | Commercial Mixed Use      | CMU                    | SPL-RUSP-CMU |                                     | 5.0   |                                       |                 | -                                     |                 | Part of Phase II; not expected to be available during planning period               |
| Parcel #23  | Commercial Mixed Use      | CMU                    | SPL-RUSP-CMU |                                     | 5.0   |                                       |                 | -                                     |                 | Part of Phase II; not expected to be available during planning period               |
| <b>Sheridan Community Plan</b>                                      |                           |                        |              |                                     |       |                                       |                 |                                       |                 |   |
| 019-191-020-000   | General Commercial        | GC                     | C2-Dc        | 22.00                               | .84   | 18                                    |                 | 14                                    |                 |   |
| 019-211-013-000   | General Commercial        | GC                     | C2-Dc        | 22.00                               | 1.2   | 26                                    |                 | 19                                    | -               |   |
| <b>Weimar/Applegate/Clipper Gap CP</b>                              |                           |                        |              |                                     |       |                                       |                 |                                       |                 |   |
| 073-141-023-000   | Commercial                | COMMERCIAL             | C2-Dc        | 22.00                               | 1.3   | 28                                    |                 | 21                                    | -               |   |
| 073-170-053-000   | Commercial                | COMMERCIAL             | C2-Dc        | 22.00                               | 1.4   | 31                                    |                 | 23                                    | -               |   |
| 073-170-054-000   | Commercial                | COMMERCIAL             | C2-Dc        | 22.00                               | 1.1   | 24                                    |                 | 18                                    | -               |   |
| 073-170-055-000   | Commercial                | COMMERCIAL             | C2-Dc        | 22.00                               | 1.1   | 24                                    |                 | 18                                    | -               |   |
| <b>Total Residential LU Designations/Zoning</b>                     |                           |                        |              |                                     |       | <b>6,514</b>                          | <b>3,680</b>    | <b>3,974</b>                          | <b>1,079</b>    |   |
| <b>Total Non-Residential LU Designations/Zoning</b>                 |                           |                        |              |                                     |       | <b>6,091</b>                          | <b>0</b>        | <b>2,877</b>                          | <b>0</b>        |   |
| <b>Total Residential and Non-Residential LU Designations/Zoning</b> |                           |                        |              |                                     |       | <b>12,605</b>                         | <b>3,680</b>    | <b>6,851</b>                          | <b>1,079</b>    |   |

**TABLE A-2**  
**INVENTORY OF VACANT PARCELS WITH GENERAL PLAN AND ZONING ALLOWING HIGHER DENSITY RESIDENTIAL USES**  
**Unincorporated Placer County**  
**January 1, 2013**

| APN # | GP LU Designation | GP LU Designation Code | Zoning | Maximum Allowable Density (DU/acre) | Acres | Maximum Number of Affordable Units    |                 | Inventoried Affordable Units          |                 | Notes |
|-------|-------------------|------------------------|--------|-------------------------------------|-------|---------------------------------------|-----------------|---------------------------------------|-----------------|-------|
|       |                   |                        |        |                                     |       | Lower-Income (i.e., Very Low and Low) | Moderate-Income | Lower-Income (i.e., Very Low and Low) | Moderate-Income |       |

**TABLE A-3**  
**INVENTORY OF VACANT PARCELS IN PLAN AREA STATEMENTS ALLOWING MULTI-FAMILY RESIDENTIAL USES**  
**Tahoe Basin Portion of Placer County**  
**September 1, 2012**

| APN   | PAS                                | Acres | Maximum Allowable Density (DU/acre) | Maximum # of Affordable Units | Inventoried Affordable Units |            |                 | Notes  | TRPA Incentives   |
|---|------------------------------------|-------|-------------------------------------|-------------------------------|------------------------------|------------|-----------------|--|---|
|   |                                    |       |                                     |                               | Very Low-Income              | Low-Income | Moderate-Income |  |   |
| Tahoe City Area General Plan  |                                    |       |                                     |                               |                              |            |                 |  |   |
| 093-130-045   | #007 Residential Special Area #1   | 1.7   | 15                                  | 25                            | -                            | 21         | -               | Formerly Lake Forest Townhouses - project withdrawn; Highway 28 near Lake Forest Drive just outside of Tahoe City    |   |
| 094-124-013   | Fairway Tract, SA #1               | 2.23  | 8                                   | 18                            |                              |            | 15              | No IPES  | MFR incentive   |
| 094-190-026   | #001A Tahoe City, SA #5            | 3.62  | 15                                  | 54                            | -                            | 46         | -               | Classified as "Open Space" in TRPA Parcel data, as "Vacant" in County Assessor's file                                | MFR incentive, TDR existing   |
| 094-240-003   | #001A Tahoe City, SA #5            | 1.07  | 15                                  | 16                            | -                            | 14         | -               | No IPES  | MFR incentive, TDR existing   |
| North Tahoe Community Plan  |                                    |       |                                     |                               |                              |            |                 |  |   |
| 090-124-035, -036, -037, -038, -039, 040, -043, -044; 090-181-075, -076, -077, -078, -079, -080, -081, -082, -083, 0-84, -085, -086 | #028 Kings Beach Residential       | 1.5   | 15                                  | 22                            | -                            | 19         | -               |  |   |
| 094-200-050, -026, -027   | #001A Tahoe City, SA #5            | 1.08  | 15                                  | 16                            | -                            | 14         | -               | 3 parcels, same owner (Hyche, John and Leslie), No IPES  | MFR incentive, TDR existing   |
| 112-060-001,-002,-003,-004,-005   | #022 Tahoe Vista Commercial, SA #6 | 1.38  | 15                                  | 21                            | -                            | 18         | -               | 5 parcels, same owner (Woolston Ronelle G Trustee), IPES 796, 784, 796, 842, 854 (coverage: 23%, 21%, N/A, N/A, N/A) | MFR Incentives  |
| 117-071-003   | #022 Tahoe Vista Commercial, SA #1 | 1.2   | 15                                  | 18                            | -                            | 15         | -               | IPES 744, 15% coverage   | Pref Afford Hsg, MFR incentive, TDR existing development, TDR receiving MFR |
| 117-071-016   | #022 Tahoe Vista Commercial, SA #1 | 2.28  | 15                                  | 34                            | -                            | 29         | -               | IPES 769, 23% coverage   | Pref Afford Hsg, MFR incentive, TDR existing development, TDR receiving MFR |
| 117-080-068   | #022 Tahoe Vista Commercial, SA #2 | 3.42  | 15                                  | 51                            | -                            | 44         | -               | IPES 1015, 30% coverage, owned by North Tahoe Public Utility District  | Pref Afford Hsg, MFR incentive, TDR existing development, TDR receiving MFR |
| 117-110-063   | #022 Tahoe Vista Commercial, SA #3 | 1.47  | 15                                  | 22                            | -                            | 19         | -               | No IPES  | Pref Afford Hsg, MFR incentive, TDR existing development, TDR receiving MFR |
| 117-180-005   | #029 Kings Beach Commercial, SA #2 | 1.39  | 15                                  | 21                            | -                            | 18         | -               | Classified as "Open Space" in TRPA Parcel data, as "Vacant" in County Assessor's file                                | TDR existing, TDR MFR   |
| West Shore Area General Plan  |                                    |       |                                     |                               |                              |            |                 |  |   |
| 095-481-005,-006,-007<br>095-500-037,-038   | #173 Granlibakken Tourist          | 10.7  | 15                                  | 161                           | -                            | 136        | -               | Part of Granlibakken Resort, not likely developable as MF  | MFR incentive, TDR existing, TDR MFR  |
| TOTAL   |                                    | 33    |                                     | 480                           | 0                            | 393        | 15              |  |   |



## APPENDIX B: RESPONSES TO SB520 ANALYSIS QUESTIONS

In accordance with SB 520 (Chapter 671, Statutes of 2001), Placer County has analyzed the potential and actual governmental constraints on the development of housing for persons with disabilities and demonstrated the County's effort to remove such constraints. As the analysis below shows, the County has recently adopted an ordinance, which provides a special processes for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws. The analysis further shows that the County meets the requirements of the Uniform Building Code, the Americans with Disabilities Act, and the California Community Care Facilities Act.

The following shows the County's responses to the "SB 520 Analysis Tool" prepared by HCD.

### SB 520 Analysis Tool

#### *Over-arching and General*

- Does the locality have any processes for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws?

*A new Section 17.56.185 has been added to the Zoning Ordinance to establish a formal procedure for persons with disabilities seeking equal access to housing to request reasonable accommodation(s) in the application of the County's land use regulations and to establish relevant criteria to be used when considering such requests.*

- Describe the process for requesting a reasonable accommodation.

*Application - The ordinance establishes a requirement for an applicant to submit to the County factual and background information (e.g., location of property, basis for request etc.) for reasonable accommodation. If the request is being made in conjunction with another discretionary approval, such as a use permit, then the request should be submitted and reviewed concurrently with the application for the discretionary approval.*

*Review - Requests for reasonable accommodation will be reviewed by the Planning Director (or his/her designee) and/or if submitted with another discretionary land use application then the request will be reviewed by the authority reviewing the discretionary land use application (i.e., Zoning Administrator, Planning Commission, and Board of Supervisors). Where the request does not require another planning permit or approval, no public noticing or public hearing on the request for reasonable accommodation is required.*

*Decision- The granting, conditional approval or denial of a request must be based on consideration of factors such as making specific housing available to an individual with a disability, the request will not impose an undue financial or administrative burden on the County nor fundamental alteration in the nature of a County program or law, potential impact on surrounding uses and physical attributes of the property and structures. Decisions may be appealed as described in Section 17.60.110 of the existing Zoning Ordinance Appeals.*

*Fees - The ordinance proposes no fee for an application requesting reasonable accommodation. However, if the project for which the request is being made requires other planning permit(s) or*

*approval(s), fees for applicable applications apply. In addition, fees for appeals to decisions on reasonable accommodation are the same as those fees for appeals as established by the County's Fee Ordinance.*

- Has the locality made any efforts to remove constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofit efforts, an evaluation of the zoning code for ADA compliance or other measures that provide flexibility?

A new Section 17.56.185 has been added to the Zoning Ordinance to establish a formal procedure for persons with disabilities seeking equal access to housing to request reasonable accommodation(s) in the application of the County's land use regulations and to establish relevant criteria to be used when considering such requests.

No other specific efforts have been made.

- Does the locality make information available about requesting a reasonable accommodation with respect to zoning, permit processing, or building laws?

*Yes. Information is to be available on the County's website and at the front counter/permit center in the Placer County Community Development Resources Agency Building.*

## ***Zoning and Land Use***

- Has the locality reviewed all of its zoning laws, policies, and practices for compliance with fair housing law?

*Yes. Review for Fair Housing Law compliance is an ongoing County policy.*

- Are residential parking standards for persons with disabilities different from other parking standards? Does the locality have a policy or program for the reduction of parking requirements for special needs housing if a project proponent can demonstrate a reduced need for parking?

*Parking standards in the Zoning Ordinance address ADA compliance (17.54.070(E)(2). Reduced parking requirements (1.5 parking spaces per unit) are recognized for senior citizen housing ((17.56.210©(3)).*

- Does the locality restrict the siting of group homes? How does this affect the development and cost of housing?

*Restrictions on group homes are consistent with State law.*

- What zones allow group homes other than those residential zones covered by State law. Are group homes over six persons also allowed?

*Residential care homes of less than six units are allowed in the Residential Single-Family, Residential Multi-Family, Residential-Agriculture, Residential-Forest, Motel, Farm and Resort zone districts. Over six units are allowed in the Residential Multi-Family, Residential-Agriculture, Motel, and Farm zone districts with a Minor Use Permit.*

- Does the locality have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families? Do the occupancy standards comply with Fair Housing Laws?

*Yes. Rental of bedrooms within a single-family dwelling is limited to no more than four boarders. More than four boarders constitutes a boarding house which is included within the definition of "Multifamily Dwelling."*

- Does the land-use element regulate the siting of special need housing in relationship to one another? Specifically, is there a minimum distance required between two (or more) special needs housing?

*None specified.*

## **Permits and Processing**

- How does the locality process a request to retrofit homes for accessibility (i.e., ramp request)?

*All ADA retrofit requests are processed in the same manner as other types of improvements requiring building and/or planning permits.*

- Does the locality allow group homes with fewer than six persons by right in single-family zones? What permits, if any, are required?

*Yes; building permit only.*

- Does the locality have a set of particular conditions or use restrictions for group homes with greater than 6 persons? What are they? How do they effect the development of housing for persons with disabilities?

*Group homes with seven or more beds require a Minor Use Permit, and conditionally permitted pursuant to architectural and site plan approval of Residential Care Facilities and the development standards of the zone in question.*

- What kind of community input does the locality allow for the approval of group homes? Is it different than from other types of residential development?

*In several zoning districts with seven or more clients, Minor Use Permits require public hearings with appropriate notice to the public and adjacent property owners. Group homes with six or fewer clients are not treated differently than other types of residential development.*

- Does the locality have particular conditions for group homes that will be providing services on-site? How may these conditions affect the development or conversion of residences to meet the needs of persons with disabilities?

*No particular conditions have been established for group homes. Handled on an application driven case-by-case basis.*

## **Building Codes**

- Has the locality adopted the Uniform Building Code? What year? Has the locality made amendments that might diminish the ability to accommodate persons with disabilities?

*Effective January 1, 2008, Placer County adopted the California Building Standards Codes found in the California Code of Regulations, Title 24. No amendments.*

- Has the locality adopted any universal design elements in the building code?

*No, only as provided in the California Building Standards Codes.*

- Does the locality provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?

*Yes, through the Chief Building Official.*



## APPENDIX C: PLAN AREA STATEMENTS AND PERMISSIBLE RESIDENTIAL USES FOR TAHOE BASIN PORTION OF PLACER COUNTY

**TABLE C-1**  
**PLAN AREA STATEMENTS AND PERMISSIBLE RESIDENTIAL USES**  
**Tahoe Basin Portion of Placer County**  
**2008**

| PAS/CP                          | Special Area/ Sub-District | Acres   | Land Use                   | Incentives                |                      | TDR Receiving Area |                       | Permissible Residential Uses |                  |                  |                  |                  |                  |                   |              |
|---------------------------------|----------------------------|---------|----------------------------|---------------------------|----------------------|--------------------|-----------------------|------------------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------|
| Name                            |                            |         |                            | Preferred Afford. Housing | Multi-Res. Incentive | Multi-Res. Units   | Existing Develop-ment | SF                           | MF (units /acre) | MP (pers./ acre) | EH (units /acre) | MH (units/ acre) | RC (pers. /acre) | NPC (pers. /acre) | Summer Homes |
| Tahoe City Community Plan #001A | Total                      | 195.8   | Commercial/ Public Service | Yes                       | Yes                  | Yes                | Yes                   | -                            | -                | No               | -                | No               | -                | -                 |              |
|                                 | SA #1                      | 38.4    |                            | Yes                       | Yes                  | Yes                | Yes                   | No                           | No               | No               | S (15)           | No               | No               | No                |              |
|                                 | SA #2                      | 24.0    |                            | Yes                       | Yes                  | Yes                | Yes                   | No                           | No               | No               | S (15)           | No               | No               | No                |              |
|                                 | SA #3                      | 52.3    |                            | Yes                       | Yes                  | Yes                | Yes                   | No                           | No               | No               | S (15)           | No               | No               | No                |              |
|                                 | SA #4                      | 32.7    |                            | Yes                       | Yes                  | Yes                | Yes                   | A                            | A (15)           | No               | S (15)           | No               | No               | No                |              |
|                                 | SA #5                      | 48.4    |                            | Yes                       | Yes                  | Yes                | Yes                   | A                            | A (15)           | No               | A (15)           | No               | S (25)           | S (25)            |              |
| Tahoe City Industrial #001B     |                            | 71.6    | Commercial/ Public Service | Yes                       | No                   | No                 | Yes                   | No                           | S (15)           | No               | S (15)           | S (8)            | No               | No                |              |
| Fairway Tract #002              | Total                      | 153.2   | Residential                | Yes                       | Yes                  | Yes                | No                    | A                            | -                | No               | -                | No               | -                | -                 |              |
|                                 | Outside SA                 | 63.8    |                            | Yes                       | Yes                  | Yes                | No                    | A                            | No               | No               | No               | No               | No               | No                |              |
|                                 | SA #1                      | 35.5    |                            | Yes                       | Yes                  | Yes                | No                    | A                            | A (8)            | No               | A (15)           | No               | A (25)           | A (25)            |              |
|                                 | SA #2                      | 53.9    |                            | Yes                       | Yes                  | Yes                | No                    | A                            | No               | No               | S (15)           | No               | No               | No                |              |
| Lower Truckee #003              |                            | 1,981.9 | Recreation                 | No                        | No                   | No                 | No                    | A                            | No               | No               | No               | No               | No               | No                | S            |
| Burton Creek #004               |                            | 5,335.3 | Conservation               | No                        | No                   | Yes*               | No                    | S                            | No               | No               | S (4)            | No               | No               | No                | S            |
| Rocky Ridge #005                |                            | 122.9   | Residential                | No                        | No                   | No                 | No                    | A                            | No               | No               | No               | No               | No               | No                |              |
| Fish Hatchery #006              |                            | 85.2    | Recreation                 | No                        | No                   | No                 | No                    | A                            | No               | No               | No               | No               | No               | No                |              |
| Lake Forest                     | Total                      | 91.8    | Residential                | No                        | No                   | No                 | No                    | A                            | A (15)           | No               | No               | No               | No               | No                |              |

**TABLE C-1  
PLAN AREA STATEMENTS AND PERMISSIBLE RESIDENTIAL USES**

**Tahoe Basin Portion of Placer County  
2008**

| PAS/CP                            | Special Area/ Sub-District | Acres   | Land Use                   | Incentives                |                      | TDR Receiving Area |                       | Permissible Residential Uses |                  |                  |                  |                  |                  |                   |              |
|-----------------------------------|----------------------------|---------|----------------------------|---------------------------|----------------------|--------------------|-----------------------|------------------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------|
| Name                              |                            |         |                            | Preferred Afford. Housing | Multi-Res. Incentive | Multi-Res. Units   | Existing Develop-ment | SF                           | MF (units /acre) | MP (pers./ acre) | EH (units /acre) | MH (units/ acre) | RC (pers. /acre) | NPC (pers. /acre) | Summer Homes |
| Glen #007                         | Outside SA                 | 58.3    |                            | No                        | No                   | No                 | No                    | A                            | A (15)           | No               | No               | No               | No               | No                |              |
|                                   | SA #1                      | 33.5    |                            | No                        | No                   | Yes                | Yes                   | A                            | A (15)           | No               | No               | No               | No               | No                |              |
| Lake Forest #008                  | Total                      | 81.6    | Residential                | No                        | No                   | No                 | No                    | A                            | No               | No               | No               | No               | No               | No                |              |
|                                   | Outside SA                 | 78.1    |                            | No                        | No                   | No                 | No                    | A                            | No               | No               | No               | No               | No               | No                |              |
|                                   | SA #1                      | 3.5     |                            | No                        | No                   | No                 | No                    | A                            | No               | No               | No               | No               | No               | No                |              |
| Lake Forest Commercial #009A      | Total                      | 22.0    | Commercial/ Public Service | No                        | No                   | No                 | Yes                   | S                            | S (15)           | No               | S (15)           | No               | No               | No                |              |
|                                   | SA #1                      | 10.8    |                            | No                        | No                   | No                 | Yes                   | S                            | S (15)           | No               | S (15)           | No               | No               | No                |              |
|                                   | SA #2                      | 11.2    |                            | No                        | No                   | No                 | Yes                   | S                            | S (15)           | No               | S (15)           | No               | No               | No                |              |
| Dollar Hill #009B                 |                            | 16.8    | Commercial/ Public Service | Yes*                      | Yes**                | Yes                | Yes                   | S                            | S (15)           | No               | No               | No               | S (25)           | S (25)            |              |
| Dollar Point #010                 |                            | 359.0   | Residential                | No                        | No                   | No                 | No                    | A                            | No               | No               | No               | No               | No               | No                |              |
| Highlands #011                    |                            | 134.4   | Residential                | No                        | No                   | No                 | No                    | A                            | S (15)           | No               | No               | No               | No               | No                |              |
| North Tahoe Highschool #012       | Total                      | 281.7   | Recreation                 | No                        | No                   | No                 | Yes                   | S                            | No               | No               | No               | No               | No               | No                |              |
|                                   | Outside SA                 | 256.1   |                            | No                        | No                   | No                 | Yes                   | S                            | No               | No               | No               | No               | No               | No                |              |
|                                   | SA #1                      | 25.6    |                            | No                        | No                   | No                 | Yes                   | S                            | No               | No               | No               | No               | No               | No                |              |
| Watson Creek #013                 |                            | 4,675.4 | Conservation               | No                        | No                   | No                 | No                    | No                           | No               | No               | No               | No               | No               | No                | S            |
| Cedar Flat #014                   |                            | 494.6   | Residential                | No                        | No                   | No                 | No                    | A                            | No               | No               | No               | No               | No               | No                |              |
| Northstar #015                    |                            | 1,293.4 | Recreation                 | No                        | No                   | No                 | No                    | No                           | No               | No               | No               | No               | No               | No                |              |
| Carmelian Woods #016A             |                            | 66.0    | Residential                | No                        | No                   | No                 | No                    | A                            | No               | No               | No               | No               | No               | No                |              |
| Carmelian Bay Subdivision #016B   |                            | 32.2    | Residential                | No                        | No                   | No                 | No                    | A                            | No               | No               | No               | No               | No               | No                |              |
| Carmelian Bay Community Plan #017 |                            | 33.0    | Tourist                    | No                        | No                   | No                 | Yes                   | A                            | S (15)           | No               | S (15)           | No               | No               | No                |              |

**TABLE C-1  
PLAN AREA STATEMENTS AND PERMISSIBLE RESIDENTIAL USES**

**Tahoe Basin Portion of Placer County  
2008**

| PAS/CP                                     | Special Area/ Sub-District | Acres   | Land Use                   | Incentives                |                      | TDR Receiving Area |                       | Permissible Residential Uses |                  |                  |                  |                  |                  |                   |              |
|--|----------------------------|---------|----------------------------|---------------------------|----------------------|--------------------|-----------------------|------------------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------|
| Name                                       |                            |         |                            | Preferred Afford. Housing | Multi-Res. Incentive | Multi-Res. Units   | Existing Develop-ment | SF                           | MF (units /acre) | MP (pers./ acre) | EH (units /acre) | MH (units/ acre) | RC (pers. /acre) | NPC (pers. /acre) | Summer Homes |
| Flick Point/Agate Bay #018                 |                            | 300.8   | Residential                | No                        | No                   | No                 | No                    | A                            | No               | No               | No               | No               | No               | No                |              |
| Martis Peak #019                           |                            | 5,053.6 | Conservation               | No                        | No                   | No                 | No                    | No                           | No               | No               | No               | No               | No               | No                | S            |
| Kingswood West #020                        |                            | 169.2   | Residential                | No                        | No                   | No                 | No                    | A                            | No               | No               | No               | No               | No               | No                |              |
| Tahoe Estates #021                         |                            | 182.2   | Residential                | No                        | No                   | No                 | No                    | A                            | No               | No               | No               | No               | No               | No                |              |
| Tahoe Vista Commercial Community Plan #022 | Total                      | 149.4   | Tourist                    | Yes                       | Yes                  | Yes                | Yes                   |                              | -                | -                | -                | -                | -                | No                |              |
|  | SA #1                      | 60.6    |                            | Yes                       | Yes                  | Yes                | Yes                   | S                            | S (15)           | S (25)           | S (15)           | No               | No               | No                |              |
|  | SA #2                      | 31.3    |                            | Yes                       | Yes                  | Yes                | Yes                   |                              | S (15)           | S (25)           | S (15)           | No               | S (25)           | No                |              |
|  | SA #3                      | 23.6    |                            | Yes                       | Yes                  | Yes                | Yes                   | S                            | S (15)           | No               | S (15)           | No               | No               | No                |              |
|  | SA #4                      | 8.0     |                            | Yes                       | Yes                  | Yes                | Yes                   | A                            | S (15)           | S (25)           | S (15)           | No               | S (25)           | No                |              |
|  | SA #5                      | 15.8    |                            | Yes                       | Yes                  | Yes                | Yes                   | No                           | No               | No               | No               | No               | No               | No                |              |
|  | SA #6                      | 10.0    |                            | Yes                       | Yes                  | Yes                | Yes                   | A                            | A (15)           | A (25)           | A (15)           | S (10)           | A (25)           | No                |              |
| Tahoe Vista Subdivision #23                |                            | 49.7    | Residential                | No                        | No                   | No                 | No                    | A                            | No               | No               | No               | No               | No               | No                |              |
| North Tahoe Recreation Area #024A          |                            | 551.7   | Recreation                 | No                        | No                   | No                 | No                    | No                           | No               | No               | No               | No               | No               | No                |              |
| Snow Creek #024B                           |                            | 125.2   | Recreation                 | No                        | No                   | No                 | No                    | S                            | No               | No               | No               | No               | No               | No                |              |
| Kingswood East #025                        |                            | 287.4   | Residential                | No                        | No                   | No                 | No                    | A                            | No               | No               | No               | No               | No               | No                |              |
| Kings Beach Industrial Community Plan#026  |                            | 31.9    | Commercial/ Public Service | No                        | No                   | No                 | Yes                   | No                           | No               | No               | No               | No               | No               | No                |              |
| Woodvista #027                             |                            | 159.1   | Residential                | No                        | No                   | No                 | No                    | A                            | No               | No               | No               | No               | No               | No                |              |
| Kings Beach Residential                    |                            | 182.4   | Residential                | Yes                       | Yes                  | Yes                | Yes                   | A                            | A (15)           | No               | No               | S (8)            | No               | No                |              |

**TABLE C-1  
PLAN AREA STATEMENTS AND PERMISSIBLE RESIDENTIAL USES**

**Tahoe Basin Portion of Placer County  
2008**

| PAS/CP                           | Special Area/ Sub-District | Acres   | Land Use                   | Incentives                |                      | TDR Receiving Area |                        | Permissible Residential Uses |                  |                  |                  |                  |                  |                   |              |
|----------------------------------|----------------------------|---------|----------------------------|---------------------------|----------------------|--------------------|------------------------|------------------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--------------|
| Name                             |                            |         |                            | Preferred Afford. Housing | Multi-Res. Incentive | Multi-Res. Units   | Existing Develop -ment | SF                           | MF (units /acre) | MP (pers./ acre) | EH (units /acre) | MH (units/ acre) | RC (pers. /acre) | NPC (pers. /acre) | Summer Homes |
| #028                             |                            |         |                            |                           |                      |                    |                        |                              |                  |                  |                  |                  |                  |                   |              |
| Kings Beach Community Plan #029  | Total                      | 123.7   | Commercial/ Public Service | Yes                       | Yes                  | Yes                | Yes                    | -                            | -                | -                | -                | -                | -                | -                 |              |
|                                  | SA #1                      | 28.4    |                            | Yes                       | Yes                  | Yes                | Yes                    | No                           | S (15)           | S (25)           | S (15)           | No               | S (25)           | No                |              |
|                                  | SA #2                      | 55.9    |                            | Yes                       | Yes                  | Yes                | Yes                    | A                            | S (15)           | S (25)           | S (15)           | No               | S (25)           | No                |              |
|                                  | SA #3                      | 19.8    |                            | Yes                       | Yes                  | Yes                | Yes                    | No                           | No               | No               | No               | No               | No               | No                |              |
|                                  | SA #4                      | 19.7    |                            | Yes                       | Yes                  | Yes                | Yes                    | A                            | S (15)           | S (25)           | S (15)           | No               | No               | No                |              |
| Brockway #031                    |                            | 232.6   | Residential                | No                        | No                   | No                 | No                     | A                            | No               | No               | No               | No               | No               | No                |              |
| North Stateline Casino Core #032 |                            | 14.1    | Tourist                    | No                        | No                   | Yes                | Yes                    | No                           | No               | No               | S (15)           | No               | No               | No                |              |
| Mckinney Lake #152               |                            | 2,204.1 | Conservation               | No                        | No                   | No                 | No                     | No                           | No               | No               | No               | No               | No               | No                | S            |
| Tahoma Residential #154          |                            | 106.4   | Residential                | Yes                       | No                   | No                 | No                     | A                            | A (8)            | S (15)           | No               | No               | No               | No                |              |
| Tahoma Commercial #155           |                            | 14.0    | Tourist                    | No                        | No                   | No                 | Yes                    | S                            | S (8)            | No               | S (8)            | No               | S (25)           | S (25)            |              |
| Chambers Landing #156            |                            | 368.8   | Residential                | No                        | No                   | No                 | No                     | A                            | No               | No               | No               | No               | No               | No                |              |
| Homewood/Tahoe Ski Bowl #157     |                            | 2,994.7 | Recreation                 | No                        | No                   | No                 | No                     | S                            | No               | No               | S (15)           | No               | No               | No                |              |
| Mckinney Tract #158              |                            | 77.5    | Residential                | No                        | No                   | No                 | No                     | A                            | No               | No               | No               | No               | No               | No                |              |
| Homewood Commercial #159         |                            | 30.1    | Tourist                    | No                        | No                   | No                 | Yes                    | S                            | No               | No               | S (8)            | No               | No               | No                |              |
| Homewood Residential #160        |                            | 89.7    | Residential                | No                        | No                   | No                 | No                     | A                            | No               | No               | No               | No               | No               | No                |              |
| Tahoe Pines #161                 |                            | 313.7   | Residential                | No                        | No                   | No                 | No                     | A                            | No               | No               | No               | No               | No               | No                |              |
| Blackwood #162                   |                            | 7,461.4 | Conservation               | No                        | No                   | No                 | No                     | S                            | No               | No               | No               | No               | No               | No                |              |

**TABLE C-1  
PLAN AREA STATEMENTS AND PERMISSIBLE RESIDENTIAL USES**

**Tahoe Basin Portion of Placer County  
2008**

| PAS/CP                   | Special Area/ Sub-District | Acres   | Land Use     | Incentives                |                      | TDR Receiving Area |                      | Permissible Residential Uses |                 |                 |                 |                 |                 |                  |              |
|--------------------------|----------------------------|---------|--------------|---------------------------|----------------------|--------------------|----------------------|------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|--------------|
| Name                     |                            |         |              | Preferred Afford. Housing | Multi-Res. Incentive | Multi-Res. Units   | Existing Development | SF                           | MF (units/acre) | MP (pers./acre) | EH (units/acre) | MH (units/acre) | RC (pers./acre) | NPC (pers./acre) | Summer Homes |
| Lower Ward Valley #163   |                            | 1,992.8 | Conservation | No                        | No                   | No                 | No                   | S                            | No              | No              | No              | No              | No              | No               |              |
| Sunnyside/Skylark #164   |                            | 178.5   | Residential  | No                        | No                   | No                 | No                   | A                            | No              | No              | No              | No              | No              | No               |              |
| Timberland #165          |                            | 97.7    | Residential  | No                        | No                   | No                 | No                   | A                            | No              | No              | No              | No              | No              | No               |              |
| Upper Ward Valley #166   |                            | 6,160.8 | Recreation   | No                        | No                   | No                 | No                   | S                            | No              | No              | No              | No              | No              | No               |              |
| Alpine Peaks #167        |                            | 140.0   | Residential  | No                        | No                   | No                 | No                   | A                            | No              | No              | No              | No              | No              | No               |              |
| Talmon #168              |                            | 178.9   | Residential  | No                        | No                   | No                 | No                   | A                            | No              | No              | No              | No              | No              | No               |              |
| Sunnyside #169           |                            | 42.7    | Tourist      | No                        | No                   | No                 | Yes                  | S                            | No              | No              | S (15)          | No              | No              | No               |              |
| Tahoe Park/Pineland #170 |                            | 243.0   | Residential  | No                        | No                   | No                 | No                   | A                            | No              | No              | No              | No              | No              | No               |              |
| Tavern Heights #171      | Total                      | 359.3   | Residential  | No                        | Yes                  | -                  | No                   | A                            | -               | No              | No              | No              | No              | No               |              |
|                          | Outside SA                 | 354.6   |              | No                        | Yes                  | No                 | No                   | A                            | No              | No              | No              | No              | No              | No               |              |
|                          | SA #1                      | 4.7     |              | No                        | Yes                  | Yes                | No                   | A                            | S               | No              | No              | No              | No              | No               |              |
| Mark Twain Tract #172    |                            | 48.4    | Residential  | No                        | No                   | No                 | No                   | A                            | No              | No              | No              | No              | No              | No               |              |
| Granlibakken #173        |                            | 69.4    | Tourist      | No                        | Yes                  | Yes                | Yes                  | S                            | A (15)          | No              | S (15)          | No              | No              | No               |              |
| 64 Acre Tract #174       |                            | 67.3    | Recreation   | No                        | No                   | No                 | No                   | No                           | No              | No              | S (??)          | No              | No              | No               |              |



## APPENDIX D: WORKSHOP SUMMARY

### Workshop Participants

#### Community/Stakeholder Workshop #1 – Auburn (October 25, 2012)

| Name              | Agency                               |
|-------------------|--------------------------------------|
| Ruth Wisher       | Whole Person Learning                |
| Rick Bluhm        | Placer County Assoc. of Realtors     |
| Leslie Brewer     | Placer Independent Resource Services |
| Sandra Chappelle  | Adventist Community Service Center   |
| Meghan Quallick   | Turning Point                        |
| Jainell Gartan    | Placer County Adult System of Care   |
| Royce Patch       | USA Properties Fund                  |
| Dave Wiltsee      | Weimar Municipal Advisory Council    |
| Jim Holmes        | Placer County Supervisor             |
| Lisa Sloan        | Turning Point                        |
| Jennifer Mashburn | Turning Point                        |
| Steve Harris      | Resident                             |
| Justin McGuire    | Resident                             |
| Kathie Denton     | Placer County Adult System of Care   |

## Workshop Summary

The following is a summary of the issues and solutions identified by the stakeholders and community members that attended the workshops. These issues were identified by county residents and local agencies and do not necessarily represent the opinions of the consultants or Placer County staff. However, the input provided at these workshops was used to shape the Housing Element policies and programs.

### Community/Stakeholder Workshop #1 – Auburn (October 25, 2012)

*The following issues were discussed at the Auburn workshop on October 25, 2012:*

- Special needs populations (e.g., extremely low-income households, people with physical or mental disabilities, seniors, SSI recipients, 290 registrants) have difficulty finding housing.
- There is not enough board and care housing in the county.
- The framework of the Housing Element does not provide opportunities for innovative thinking when it comes to housing programs and solutions. There is too much focus on meeting State mandates rather than addressing local issues.
- Funding for affordable housing is inadequate, difficult to obtain, and includes too many restrictions.
- There are large capital expenditures for programs helping too few people.
- Litigation and NIMBY opposition often stall affordable housing projects and plans to increase densities. Stopping and restarting construction is costly.
- Homelessness is a problem in the county, especially during the cold winter months.
- Fees and land costs, particularly in areas well-served by infrastructure, make affordability unattainable.
- Affordable housing site selection criteria and amenity requirements for grant programs require projects to be located in areas where land costs remain high.
- Rental costs and mobile home prices are increasing, and deposits are too expensive for lower-income residents.
- Regulations and fees for second units are too stringent and costly.
- State law for renting out bedrooms in a home is too complicated for many homeowners to deal with on their own.

During the workshop, stakeholders and community members identified possible solutions to housing issues in Placer County. The discussion focused on “thinking outside the box” to identify new, lower-cost solutions that might better serve the community with the limited resources available from Federal, State, and local sources.

*The following solutions were discussed at the Auburn workshop:*



- Hold community forums to increase awareness of and dispel myths about special needs groups, (e.g., persons with mental or physical disabilities, extremely low-income households, SSI recipients, board and care facilities) and to directly engage and coordinate with communities using the Campaign for Communities as a model.
- Encourage more local charity by establishing community support systems where residents, community organizations, and civic groups come together and partner with other communities to assist lower-income households and special needs groups.
- Focus on programs with less capital expenditures that serve more people.
- Provide support for residents interested in renting out rooms in their homes by offering information, training, and financing incentives that remove the stigma and fear of renting, inform residents of laws and resources for renting, and/or match seniors with young adult renters/caretakers for mutual benefit.
- Lobby at the State level for more awareness of the needs of lower-income households and special needs groups.
- Increase code enforcement and create programs to clean up vacant sites, and rehabilitate, repair, and maintain senior and rental housing.
- Encourage the development of studio apartments as a way of providing more affordable options to lower-income individuals.
- Prepare plans at a finer level of detail to better implement housing programs at the community level.
- Allow for higher density development.
- Encourage the development of modular homes which are pre-manufactured homes typically transported to a site on flat-bed trucks that may be assembled on top of stilts, a slab, or on top of a basement.
- Coordinate with private development companies to manage model homes, foreclosed properties, and vacant units as rental housing.
- Create rental deposit assistance programs and pursue HPRP funding for rental assistance.
- Encourage new housing developments to include supportive services.
- Pursue new grant funding.
- Continue the County's fee deferral program for affordable housing (due to expire in December) and create a long-term loan process for fee deferrals.
- Make it easier to extend land entitlements without restarting the review process.
- Acquire and rehabilitate mobile homes and create mobile home parks especially for seniors and people with disabilities.
- Create incentives to reduce rent and build affordable housing (e.g., permit fee relief for affordable housing, shorter-term deed restrictions of 8-10 years for certain types of housing units).

- Create incentives for new construction to build multi-generational housing.
- Encourage second dwelling units by removing size and square footage restrictions and mitigate costs for permitting fees.
- Describe model programs in the Housing Element Background Report.
- Create and implement a universal design ordinance.

## APPENDIX E: GLOSSARY

**Acre:** a unit of land measure equal to 43,650 square feet.

**Acreage:** Net: The portion of a site exclusive of existing or planned public or private road rights-of-way.

**Affordability Covenant:** A property title agreement which places resale or rental restrictions on a housing unit.

**Affordable Housing:** Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs. TRPA defines affordable housing as deed-restricted housing to be used exclusively for lower-income households (income not in excess of 80 percent of the county's median income) and for very low-income households (income not in excess of 50 percent of the county's median income), and with costs that do not exceed recommended state and federal standards.

**Affordable Units:** Units for which households do not pay more than 30 percent of income for payment of rent (including monthly allowance for utilities) or monthly mortgage and related expenses. Since above moderate-income households do not generally have problems in locating affordable units, affordable units are often defined as those that low- to moderate-income households can afford.

**Annexation:** The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

**Assisted Housing:** Housing that has been subsidized by federal, state, or local housing programs.

**Assisted Housing Developments:** Multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of §65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. The term also includes multi-family rental units that were developed pursuant to a local inclusionary housing program or used to a quality for a density bonus pursuant to §65915.

**At-Risk Housing:** Multi-family rental housing that is at risk of losing its status as housing affordable for low and moderate income tenants due to the expiration of federal, state or local agreements.

**Below-Market-Rate (BMR):** Any housing unit specifically priced to be sold or rented to low- or moderate- income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." The financing of housing at less than prevailing interest rates.

**California Department of Housing and Community Development - HCD:** The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

**California Environmental Quality Act (CEQA):** A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.